


**OFFICE OF TOWN COUNSEL
MEMORANDUM**

TO: Select Board Members

FROM: Jonathan Simpson 

RE: Executive Session Minutes

DATE: November 24, 2021

Town Counsel is designated by the Select Board to review the minutes of the Board's meetings in Executive session periodically for the purpose of determining whether the minutes may be released or should remain confidential "because publication would defeat the lawful purposes of the executive session". Under the Open Meeting law, the determination must be announced at the Select Board's next meeting, and included in the minutes of the meeting.

I have reviewed the minutes of the Board's meetings in executive session pertaining to the following dates, and have determined as follows:

| Meeting Date | <u>Determination</u> |
|--------------|-----------------------------|
| 1.7.20 | Release |
| 1.21.20 | Release |
| 1.28.20 | Withheld Release Pages 2,3 |
| 2.4.20 | Release |
| 2.11.20 | Release |
| 3.3.20 | Withhold p.1 Release Page 2 |
| 4.28.20 | Release |
| 5.5.20 | Withhold |
| 5.19.20 | Withhold |
| 6.16.20 | Withhold p.1 Release Page 2 |
| 7.14.20 | Release Page 1 |
| 7.21.20 | Release Page 2 |
| 8.25.21 | Withhold |
| 9.3.20 | Withhold |
| 9.22.20 | Withhold |
| 10.6.20 | Withhold |
| 11.10.20 | Withhold |
| 12.8.20 | Release |



MINUTES

SELECT BOARD

11/23/2021

5:30 PM VIA ZOOM

Present: Select Board Member, Heather Hamilton, Select Board Member Bernard W. Greene, Select Board Member Raul Fernandez, Select Board Member John VanScoyoc, Select Board Member Miriam Aschkenasy

ANNOUNCEMENTS/UPDATES

1. There was a vigil Sunday for Patricia Arelleno, victim of a traffic crash while crossing the street in the crosswalk and died from her injuries. The Board is working with the Transportation Board and the police to address traffic policies.
2. Congratulations to the Brookline High Boys Soccer Team, the new State Champions.
3. Thanks to the Brookline Rotary Club and police department for distributing holiday meals at the high school tonight.
4. Congratulations to the Brookline High Cross Country Team on their achievements this year.
5. Covid cases continue to increase and expected to rise over the holidays. Please continue to practice safety measures, mask wearing and vaccinations. Covid booster shots are approved for all adults.
6. Brookline Health Department will hold weekly vaccine clinics at the health building.
7. A screening panel has convened for the search of a Public Health Director.
8. The Brookline Community Foundation will hold a public hearing on ARPA funds December 15th from 5-8.
9. Transgender day of remembrance was observed Saturday November 20
10. Thanks to the Brookline Chamber for another successful First Light event
11. Happy 60th anniversary to the Brookline Booksman
12. Town Administrator Kleckner read a statement on the tragic pedestrian accident, offering sympathy to Ms. Arelleno's family and friends. He noted that a team of town and state officials are reviewing safety precautions and traffic calming measures. Chief Morgan updated the Board that the investigation is underway.

PUBLIC COMMENT

Rachel Oberai Soltz, spoke on sustainability initiatives, and urged greater community participation by expanding outreach and engagement.

MISCELLANEOUS

Question of approving the meeting minutes from November 16, 2021.

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On motion it was,

Voted to approve the meeting minutes from November 16, 2021.

Aye: Heather Hamilton, Bernard Greene, Raul Fernandez, John VanScoyoc, Miriam Aschkenasy

AUTHORIZATION TO HIRE

Question of approving the authorization to hire request for an Assistant Payroll Director (T-7) in the payroll division of the Finance Department.

On motion it was,

Voted to approve the authorization to hire request for an Assistant Payroll Director (T-7) in the payroll division of the Finance Department.

Aye: Heather Hamilton, Bernard Greene, Raul Fernandez, John VanScoyoc, Miriam Aschkenasy

AUTHORIZATION TO HIRE

Question of approving the authorization to hire request for a Finance Assistant (C-8) in the treasury division of the Finance Department.

On motion it was,

Voted to approve the authorization to hire request for a Finance Assistant (C-8) in the treasury division of the Finance Department.

Aye: Heather Hamilton, Bernard Greene, Raul Fernandez, John VanScoyoc, Miriam Aschkenasy

AUTHORIZATION TO HIRE

Question of approving the authorization to hire request for 2 Case Investigator/Epidemiologists (T-5) in the Public Health Nursing Division of the Public Health and Human Services Department.

On motion it was,

Voted to approve the authorization to hire request for 2 Case Investigator/Epidemiologists (T-5) in the Public Health Nursing Division of the Public Health and Human Services Department.

Aye: Heather Hamilton, Bernard Greene, Raul Fernandez, John VanScoyoc, Miriam Aschkenasy

ALTERNATE MANAGER

Question of approving the application of Sanad Ishtiwi as an alternate manager for Sanctuary Medicinals.

On motion it was,

Voted to approve the application of Sanad Ishtiwi as an alternate manager for Sanctuary Medicinals.

Aye: Heather Hamilton, Bernard Greene, Raul Fernandez, John VanScoyoc, Miriam Aschkenasy

ALTERNATE MANAGER

Question of approving the application of Bradley Doyle as an alternate manager for NETA.

On motion it was,

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Voted to approve the application of Bradley Doyle as an alternate manager for NETA.

Aye: Heather Hamilton, Bernard Greene, Raul Fernandez, John VanScoyoc, Miriam Aschkenasy

REDISTRICTING PRESENTATION

Presentation from the Redistricting Committee on the updated precinct maps for the Town of Brookline.

Town Clerk Ben Kaufman made a presentation.

Every 10 years, following the Decennial US Census, communities redraw precinct and district lines to account for population changes.

State Senate, State Representative, US Congressional, and Governor's Council districts are drawn by the State Legislature, and approved by the Governor.

Brookline's precinct lines are drawn by the Redistricting Committee, and approved by the Select Board.

Precincts must follow certain requirements:

- Contiguous
- Follow Census Block Lines
- Under 4,000 people per precinct
- Precinct population within 5% of mean

Presentation overview:

- Committee introductions
- Process overview
- Requirements
- Population per precinct
- Committee priorities
- Proposed maps

The board reviewed the proposed majority/minority precincts focused on Commonwealth Avenue and Gateway East areas. These locations have under 50% of their population identified as white, non-Hispanic. Board member Greene felt this term is misleading because the focus is not on black and Hispanic populations.

The board reviewed the proposed maps with various redistricting options. It was noted that there are no perfect answers and polling locations will never be equally placed. Board member VanScoyoc supports remaining at 16 precinct. This current census is valid until 2030, populations could change and the numbers could shift down. The committee proposed adding precinct 17 within the Coolidge Corner area.

Arthur Conquest spoke on the redistricting consideration: one that includes Edgmont Housing Development near Commonwealth Ave, and the second one that has High Street and Kent Street developments included in it. First point of correction is that using the term "Majority-Minority" I have been told is illegal terminology. Someone in Town Counsel's Office needs to verify this. I was told officially the term to identify those precincts should be Renter v. Owners. Second, by and large the renters are economically disadvantaged Black, Latinx, Asians and People of Color residing in developments. The owners are mostly Whites in private housing.

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Chair Hamilton reiterated the hard work and focus given by the committee. The process was fully vetted.

BOARDS AND COMMISSIONS - INTERVIEWS

The following candidates for appointment/reappointment to Boards and Commissions will appear for interview:

Brookline Village Parking Benefit District Advisory Board

Karen Flannery

Ms. Flannery is a business owner in Brookline Village. She would like to see better pedestrian access, more public seating and town parklets in this area. She is on the steering committee for the application to create a Mass Cultural Art District in Brookline Village and is a member of the Brookline Village Business Association.

Zoning Board of Appeals

Neil Wishinsky

Mr. Wishinsky will be resigning from the Advisory Committee and would like to focus on zoning and land use service, which he was involved with while serving on the Select Board. He would like to focus on economic development and affordable housing. He envisions the ZBA to provide a fair and equitable administration of the town bylaw. Mr. Wishinsky has experience administering complex laws from his work with the federal government. He has been involved in numerous town committees and boards.

LIBRARY TRUSTEES JOINT CONVENTION - INTERVIEWS

Joint Convention with the Select Board and the Board of Library Trustees to fill the vacancy occasioned by the resignation of Gary Jones. Sadly, Mr. Jones has recently passed away.

Library Trustee Chair, Michael Burststein made the required announcements. A roll call attendance was conducted.

Present: Regina Healy, Kristin Hung, Karen Livingston, Jonathan J. Margolis, Koinonia Martin-Page, Matthew Shakespeare, Carol Troyen Lohe, Judith Vanderkay, Sassan Zelkha, Michael Burstein. (Chris Chanyasulkit absent)

Heather Hamilton, Bernard Greene, Raul Fernandez, John VanScoyoc, Miriam Aschkenasy

Lori Hawthorne has ten years of library human relations experience focusing on multiyear goals and objectives. She has 20 years of labor relations experience working with library unions and organizers. Ms. Cawthorne is the current Associate Director of HR Diversity, Inclusion, Belonging and Anti-Racism for Harvard Library. She developed and coordinated the Diversity Residency Program and created and co-chaired our inaugural Diversity and Inclusion Leadership team that served as an advisory group to the VP and University Librarian. She attends library conferences annually and would work towards making Brookline libraries a welcoming and well represented place.

Jeremy Dela Cruz would like to offer a diverse perspective from Millennials, renters, and LGBTQ+ community members and provide a voice for all newcomers. He would like to see outreach efforts directed to getting

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more community members benefiting from library services and enhance adolescent programming. He is a current Town Meeting member, and has a background in technology, fundraising and finance.

Steve Flaherty spoke on his love of libraries. He visits weekly and uses all their services. Mr. Flaherty works in hospital administration that includes, managing, recruiting, onboarding, and staff retention. He has fundraising experience and works with youth organizations. Mr. Flaherty would like to see library outdoor space expanded upon.

Rick Fredkin has a background in technology and business. He is the founder of a national company that works regularly with library systems. He is on the Boston Museum of Science Board of Advisors, and is a Town Meeting member. Mr. Fredkin began his entrepreneur work at the age of twelve, and has cofounded two successful businesses.

Angela Gomez is a recent resident and has become engaged in the services provided by the library. She would like to see the library open up to groups that are more diverse. She has advocated for the Hispanic and Latino community. Ms. Gomez has worked for various social services agencies and literacy advocating groups and has encouraged agencies to have the library become a site for early intervention screenings.

Lynda Kabbash was a member of the Massachusetts Medical Society and the NE Journal of Medicine. She will bring a strong work ethic and desire to approve the library. She serves on numerous committees on finance, audit, investments and strategic planning. Dr. Kabbash has achieved various clinical recognitions.

Roll call vote:

On motion it was,

Voted to appoint Rick Fredkin to the Library Board of Trustees.

Aye: Bernard Greene, John Margolis, Sassan Zelkha, John VanScoyoc

On motion it was voted to appoint Lori Cawthorne to the Library Board of Trustees:

Aye: Regina Healy, Kristin Hung, Karen Livingston, Koinonia Martin-Page, Matthew Shakespeare, Carol Troyen Lohe, Judith Vanderkay, Michael Burstein, Heather Hamilton, Raul Fernandez, Miriam Aschkenasy

Lori Cawthorne is appointed to the Library Board of Trustees until the May 2022 election.

Postponed - IRIS HOTEL LICENSE PUBLIC HEARING- postponed

Question of approving the application of a new Inn Holder License for E.K. Webster Corp. d/b/a Iris Hotel Boston at 30 Webster Street

Question of approving the application of a new All Alcoholic Beverages License for E.K. Webster Corp. d/b/a Iris Hotel Boston at 30 Webster Street. Proposed manager of record is Wagner Quintanilha. Proposed Operating Hours of operation will be Sunday – Saturday 6:00 am to 1:00 am. Proposed Alcoholic beverage service hours are Hours of operation will be Sunday – Saturday 10:00 am to 1:00 am.

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Question of approving the application of a new Common Victualler License for E.K. Webster Corp. d/b/a Iris Hotel Boston at 30 Webster Street. Proposed Operating Hours of operation will be Sunday – Saturday 6:00 am to 1:00 am. Proposed Alcoholic beverage service hours are Hours of operation will be Sunday – Saturday 10:00 am to 1:00 am. Seating will consist of 60 inside and 20 outside.

Question of approving the application of Alternate manager Elena Kavanagh for E.K. Webster Corp. d/b/a Iris Hotel Boston at 30 Webster Street.

Question of approving the application of an Entertainment license which will consist of Radio, recorded music and televisions Saturday - Sunday 12:00PM – 11:00PM, live music Thursday – Sunday 6:00PM – 10:00PM.

There being no further business, the Chair ended the meeting at 8:06 pm.

ATTEST



TOWN OF BROOKLINE

Massachusetts

DEPARTMENT OF PUBLIC WORKS

ENGINEERING & TRANSPORTATION DIVISION

Erin Chute Gallentine
Commissioner

Robert T. King, P.E.
Director

INTEROFFICE MEMORANDUM

To: SELECT BOARD, Town of Brookline

From: ROBERT KING, Director of Engineering & Transportation

Date: NOVEMBER 9, 2021

Re: PW/19-29 GATEWAY EAST TRANSPORTATION IMPROVEMENTS PROJECT
Amendment to MassDOT Non-Participating Work Agreement #105364
Extra Work Order #1 – \$3,354.28 for BHA Accessibility Features

Cc: ERIN CHUTE GALLENTINE, Commissioner of Public Works

Ref: AMENDMENT CODING APPROVAL FORM

The Department of Public Works, Engineering and Transportation Division, is working to finalize Non-Participating Work at the Gateway East Transportation Improvements Project, specifically those construction work items delineated at MassDOT Agreement #105364 for which the Town of Brookline is fully responsible for payment, originally totaling \$1,000,000.00.

Now that the project is complete, pending only a handful of minor punch list items, MassDOT informed Brookline that additional work was required to construct an ADA/MAAB compliant walkway and associated handrails from the new public sidewalk at Walnut St to the Brookline Housing Authority's (BHA) senior housing residences facing the roadway, a necessary link to the Gateway East project's new and universally accessible pedestrian facilities. This additional cost exceeds the original agreement total of \$1M by \$3,354.28, or .3%.

In order to reconcile the Non-Participating agreement sum, and provide final payment, Brookline DPW would respectfully request that the Select Board approve an Extra Work Order for BHA accessibility features, and amend the Non-Participating Work Agreement #105364 in the amount of \$3,354.28 by increasing the total value to \$1,003,354.28. This additional expense is to be drawn from DPW Engineering's Roadway monies programmed for Gateway East contingency funding (roadway) per the attached Contract Amendment Coding Approval Form.

Town Of Brookline

Contract Amendment Coding Approval Form

Department: Public Works/Engineering Division Prepared by: Bill SmithContract # and Name: PW/19-29 - MassDOT Gateway East Non-Participating Work Agreement No. 105364Vendor # and Name: 55219 - MDR Construction Co., Inc.Amendment: EWO#1 - Construction of ADA Accessible Walkway/Handrails at BHAPurchase Order #: 20100119-00Amount of Amendment: \$3,354.28

Purpose of Amendment:

Extra Work Order (EWO) #1 provides additional funding required to construct an ADA/MAAB compliant walkway and associated handrails from the new public sidewalk at Walnut St to the Brookline Housing Authority's senior housing residences facing the roadway, a necessary part of the Gateway East project's universally accessible pedestrian facilities.

Coding:

| Org # | Org Name * | Acct # | Acct Name | Amount |
|----------|------------|--------|------------------------|------------|
| 4921K058 | DPW CIP | 6H0026 | Roadway / Gateway East | \$3,354.28 |
| | | | | |
| | | | | |

* For "K" or "C" accounts, please call it "CIP", preceded by your Dept (e.g., 4909K001 would be "DPW CIP").

Department Head: [Signature] Date: 11/18/21

Comptroller Approval of Coding and Funds Availability

Funds Available/Codes Correct: [Signature] 11/18/21
Comptroller Date Approved by ComptrollerComplies with Appropriate Procurement Law: [Signature] 11/18/21
(MGL ch 149, ch 30 30 30M, or ch 30B) Purchasing Date Approved by Purchasing

One Day Temporary Alcohol license

Applicant: Karen Hasenfus
DBA: Larz Anderson Auto Museum
Location: 15 Newton Street

Application Details:

A Temporary All Alcohol Beverages Non-Sales License to The Larz Anderson Auto Museum to be held on December 2, 2021 for VIP Corporate Dinner 5:30PM – 11:00PM at 15 Newton Street. 25 people expected to attend.

Report:

Police Department (Approved)

OFFICE OF THE SELECT BOARD

MEMORANDUM

TO: Mark Morgan, Acting Chief of Police
FROM: Melvin Kleckner, Town Administrator
RE: Temporary - One Day Alcohol License
DATE: November 15, 2021

May we please have a report on the attached request for:

A Temporary **All Alcohol** Beverages Non-Sales License to The Larz Anderson Auto Museum to be held on December 2, 2021 for VIP Corporate Dinner 5:30PM – 11:00PM at 15 Newton Street. 25 people expected to attend.

This application will go before the Board on **November 30, 2021**. May we please have the report no later than **November 23, 2021**.

Thank you.



MARK P. MORGAN
ACTING CHIEF OF POLICE

BROOKLINE POLICE DEPARTMENT
Brookline, Massachusetts

TO: Acting Chief Mark P. Morgan
FROM: Lt. Michael P. Murphy #31
DATE: 16 November 2021
RE: Temporary All Alcohol – One Day Permit – Non-Sales – 12/02/2021
Larz Anderson Auto Museum

Sir,

The Larz Anderson Auto Museum, through Operations and Events Manager Karen Hasenfus, has applied for a Section 14 One Day Permit for All Alcohol Beverages for a VIP Corporate Dinner to be held on Thursday, December 2nd 2021, from 5:30 PM to 11:00 PM.

Ms. Karen Hasenfus and/or Ms. Sylvia Passley-Harris will be the responsible managers on site for this event and will ensure compliance with all applicable federal, state and local laws, regulations, ordinances and any conditions on the permit, as well as previously discussed conditions.

The event is not open to the public, no admission fee will be charged and guests will not be charged for alcoholic beverages. Organizers are expecting no more than 25 guests to attend. A Crowd Manager Certificate has been submitted.

All alcoholic beverages at this event will be served by bartenders provided Max Ultimate Food, (617) 427-9799, who employs certified Tips bartenders. The caterer has submitted a copy of their bartender certification in the safe service of alcohol. A copy of caterer's Certificate of Liability Insurance specifically naming the Town of Brookline as a holder of the certificate has been submitted.

A uniformed police detail officer will be assigned to provide security and to manage traffic issues if they arise. Detail Sgt. Heavey was notified of the application.

I see no reason to oppose this application.

Respectfully submitted,
Lt. Michael P. Murphy #31



**TOWN OF BROOKLINE
APPLICATION FOR A PERMIT TO SERVE ALCOHOLIC BEVERAGES ON
TOWN PROPERTY (NON SALES /ALL KINDS)**

Date November 15, 2021

I hereby make application for a PERMIT TO SERVE ALCOHOLIC BEVERAGES ON TOWN PROPERTY at a

VIP Corporate Dinner
(state whether a meeting, banquet, concert, picnic, wedding, etc.)

Which is to be held at the Larz Anderson Auto Museum
(Name of Person or Organization)

15 Newton Street, Brookline MA 02445
(Address of Person or Organization)

On the 2nd day of December, 2021

Between the hours of 5:30PM—11:00 PM at the following described Town property:

The Larz Anderson Auto Museum

If the applicant is an organization, complete name and address of the organization's officers:

Name: Northrup Knox Title: President Address: 699 High Street Dedham

Name: William Keeney Title: Vice President Address: 2221 Washington St. Newton

Name: Mark Daniel Title: Treasure Address: 35 Priscilla Lane Quincy

NOTE: If the answer to Questions 4, 5, 6 or 7 is yes, you do not qualify for a non-sales permit and you should seek instead a special license to sell alcohol.

1) How many cases or barrels, etc. of each type of alcoholic beverage will be made available to guests?

1 cases each wine and beer 1 bottles each other types

2) What is the maximum number of people to attend? 25

3) What is the age group of people to attend? 50

4) Are you charging an admission fee? NO

5) Are you charging for alcoholic beverages? NO

6) Is the event open to the public? NO

7) Are tickets to the event available for purchase? NO

8) How will alcoholic beverages be dispensed or served and by whom? Please state the names, addresses of all person(s) serving alcoholic beverages.

Bartender will be provided Max Ultimate Food (617) 427-9799

9) State whether or not the person(s) dispensing or serving alcohol received TIPS certification or equivalent safe-service of alcohol training and the date(s) of any such certification or training and attach documentation pertaining to such certification or training:

Bartenders are all certified and insured

10) If any attending are under age 21, what method will be used to check ID and what procedures will be followed to make certain that those under age 21 are not served and are not allowed to consume alcoholic beverages?

Bartenders will check ID's

11) Will a police detail or other types of security be provided? YES

If "YES" what type and how many? Brookline Police detail

12) Please state the name, address, age and 24-hour contact information of the individual (who must be at least 21 years of age) who will be physically present at the event and who will ensure compliance with all applicable federal, state and local laws, regulations, ordinances and any conditions on the permit and who will ensure the maintenance of order and decorum:

| | | | |
|-----------------------|---------------|--------------|-----------------|
| Sylvia Passley Harris | Clyde St. | Brookline MA | 05/26/1955 |
| Karen Hasenfus | 7 Gleason Ct. | Walpole, MA | 09/29/1954 |
| (Name) | (Address) | | (Date of Birth) |

Telephone number: (617) 522-6547 (617) 283-7265

Email Address: khasenfus@larzanderson.org feonapassley@hotmail.com

This application must be accompanied by proof that the applicant has secured, and there is in effect during the period of time for which the permit is sought, a general liability policy naming the Town as the additional insured or if the general liability policy exempts alcohol related incidents or occurrences a liquor liability policy naming the Town as an additional insured.

By signing this application, the applicant absolves the Town and its officials, officers, employees, agents and representatives from all liability in connection with the applicant's use of Town property. By signing this application, the applicant agrees to indemnify the Town for any damage to the Town's personal and real property resulting from the applicant's use of Town property and agrees to indemnify the Town for any expenses the Town incurs in restoring Town property to its condition prior to use (in excess of any routine cleaning and maintenance service the Town would ordinarily have performed irrespective of the use.



Signature

Name Printed

Title (if on the behalf of an Organization)

Address

Telephone number(s)

Email address(es)

Congratulations!

You have successfully completed the ServSafe Alcohol training and Certification Program. This is your official ServSafe Alcohol Certification. Congratulations on your commitment and your hard work and dedication to responsible alcohol service.

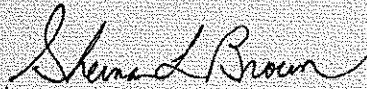
Thank you for participating in the ServSafe Alcohol program. Responsible alcohol service begins with the choices you make, and ServSafe Alcohol training will help you make the right decision when the moment arises.

By completing the ServSafe Alcohol program, you show your dedication to safe and responsible alcohol service. The ServSafe Alcohol program and the National Restaurant Association are dedicated to helping you continue to raise the bar on alcohol safety.

To learn more about our full suite of responsible alcohol service training products, contact your State Restaurant Association, your distributor or visit us at ServSafe.com.

We value your dedication to responsible alcohol service and applaud you for making the commitment to keep your operation, your customers and your community safe.

Sincerely,



Sherman Brown

Executive Vice President, National Restaurant Association Solutions



ID # 8784005
CARD # 17578123

ServSafe Alcohol® CERTIFICATE

ILONA SPIRO

NAME

3/15/2019

DATE OF EXAMINATION

Card expires three years from the date of examination. Local laws apply.



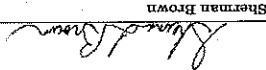
NOTE: You can access your score and certification information anytime at ServSafe.com

If you have any questions regarding your certification please contact the National Restaurant Association Service Center at

ServSafe@nra.org or
(800) 451-7272

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Executive Vice President, National Restaurant Association Solutions



This certificate confirms completion of the ServSafe Alcohol® responsible alcohol service program.

In Alaska you must laminate your card for it to be valid.



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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/15/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| | | | |
|---|--|---|--|
| PRODUCER MARSH USA, INC. TWO ALLIANCE CENTER 3560 LENOX ROAD, SUITE 2400 ATLANTA, GA 30326 | | CONTACT NAME: Randi K. Nowell, CPCU, ARM PHONE (A/C, No, Ext): 404-995-3102 FAX (A/C, No): E-MAIL ADDRESS: Compasscerts@Marsh.com | |
| CN102832071-Compa-UMB10-21- RESTA RESTA | | INSURER(S) AFFORDING COVERAGE | |
| INSURED Restaurant Associates, Inc. 2400 Yorkmont Road Charlotte, NC 28217 | | INSURER A : National Union Fire Ins Co. of Pittsburgh PA INSURER B : AIU Insurance Co INSURER C : ACE Property And Casualty Ins Co INSURER D : INSURER E : INSURER F : | |
| | | NAIC # 19445 19399 20699 | |

COVERAGES

CERTIFICATE NUMBER:

ATL-005349635-01

REVISION NUMBER: 1

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|----------|--|-----------|--|----------------------------------|-------------------------|-------------------------|---|
| A | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> SIR: \$1,000,000 <input checked="" type="checkbox"/> Contractual Liability GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER: | | | GL 6547187 | 09/30/2021 | 09/30/2022 | EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 10,000,000 PRODUCTS - COMP/OP AGG \$ 5,000,000 |
| A | AUTOMOBILE LIABILITY | | | CA 7030998 (AOS) | 09/30/2021 | 09/30/2022 | COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 |
| A | <input checked="" type="checkbox"/> ANY AUTO | | | CA 7031001 (VA) | 09/30/2021 | 09/30/2022 | BODILY INJURY (Per person) \$ |
| A | <input type="checkbox"/> OWNED AUTOS ONLY | | <input type="checkbox"/> SCHEDULED AUTOS | CA 7030999 (MA) | 09/30/2021 | 09/30/2022 | BODILY INJURY (Per accident) \$ |
| A | <input checked="" type="checkbox"/> HIRED AUTOS ONLY | | <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY | CA7031003 (Garage Liability) | 09/30/2021 | 09/30/2022 | PROPERTY DAMAGE (Per accident) \$ |
| | | | | Self Insured for Physical Damage | | | \$ |
| C | <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$0 | | | XOO G27738631 | 09/30/2021 | 09/30/2022 | EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 |
| B | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY | | | WC 016393375 (AOS) | 09/30/2021 | 09/30/2022 | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER |
| B | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) | Y/N | N/A | WC 016393377 (CA) | 09/30/2021 | 09/30/2022 | E.L. EACH ACCIDENT \$ 2,000,000 |
| B | If yes, describe under DESCRIPTION OF OPERATIONS below | | | WC 016393380 (NY) | 09/30/2021 | 09/30/2022 | E.L. DISEASE - EA EMPLOYEE \$ 2,000,000 |
| | | | | See Acord 101 | | | E.L. DISEASE - POLICY LIMIT \$ 2,000,000 |
| A | Liquor Liability | | | GL6547185 | 09/30/2021 | 09/30/2022 | Each Common Cause 1,000,000 |
| | | | | SIR: \$1,000,000 | | | Aggregate 10,000,000 |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Re: Event at Larz Anderson Auto Museum on Thursday, December 2, 2021.

Larz Anderson Museum and the Town of Brookline is/are included as Additional Insured with respect to the General Liability, Auto Liability, Liquor Liability and Umbrella liability policies referenced herein per written contract or agreement subject to policy terms, conditions, and exclusions and where permitted by law.

CERTIFICATE HOLDER

CANCELLATION

| | |
|--|--|
| Town of Brookline 333 Washington St. Brookline, MA 02445 | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Marsh USA Inc.</i> |
|--|--|

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AGENCY CUSTOMER ID: CN102832071

LOC #: Atlanta



ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

| | | | |
|----------------------------------|------------------|--|--|
| AGENCY MARSH USA, INC. | | NAMED INSURED Restaurant Associates, Inc. 2400 Yorkmont Road Charlotte, NC 28217 | |
| POLICY NUMBER | | EFFECTIVE DATE: | |
| CARRIER | NAIC CODE | | |

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** Certificate of Liability Insurance

Workers Compensation Continued:

Workers Compensation Policy #WC016393375 (AOS POLICY) Covers ALL States except: CA, NY, OH and WI

Carrier: New Hampshire Insurance Company

Policy Number: WC 016393378

Effective Date: 09/30/2021

Expiration Date: 09/30/2022

Policy Covers States of: WI

Stop Gap Coverage: ND, OH, WA, WY.

Limit:

E.L. Each Accident: \$2,000,000

E.L. Disease-Policy: \$2,000,000

E.L. Disease Each Employee: \$2,000,000

Workers Compensation Continued:

Carrier: National Union Fire Ins. Co. of PA

Policy Number: XW 1647296

Effective Date: 09/30/2021

Expiration Date: 09/30/2022

Policy Covers States of: OH (Excess WC)

Limit:

E.L. Each Accident: \$2,000,000

E.L. Disease-Policy: \$2,000,000

E.L. Disease Each Employee: \$2,000,000

ADDITIONAL INFORMATION

Umbrella is follow form of primary Commercial General Liability, Automobile Liability, Liquor Liability and Employers Liability policies subject to policy terms, conditions and exclusions

One Day Temporary Alcohol license

Applicant: Karen Hasenfus
DBA: Larz Anderson Auto Museum
Location: 15 Newton Street

Application Details:

A Temporary Wine and Malt Beverages Non-Sales License to The Larz Anderson Auto Museum to be held on December 8, 2021 for Holiday Party 5:30PM – 11:00PM at 15 Newton Street. 40 people expected to attend.

Report:

Police Department (Approved)

OFFICE OF THE SELECT BOARD

MEMORANDUM

TO: Mark Morgan, Acting Chief of Police
FROM: Melvin Kleckner, Town Administrator
RE: Temporary - One Day Alcohol License
DATE: November 15, 2021

May we please have a report on the attached request for:

A Temporary **Wine and Malt** Beverages Non-Sales License to The Larz Anderson Auto Museum to be held on December 8, 2021 for Holiday Party 5:30PM – 11:00PM at 15 Newton Street. 40 people expected to attend.

This application will go before the Board on **November 30, 2021**. May we please have the report no later than **November 23, 2021**.

Thank you.



MARK P. MORGAN
ACTING CHIEF OF POLICE

BROOKLINE POLICE DEPARTMENT

Brookline, Massachusetts

TO: Acting Chief Mark P. Morgan

FROM: Lt. Michael P. Murphy #31

DATE: 16 November 2021

RE: Temporary Wine and Malt Beverage – One Day Permit – Non-Sales – 12/08/2021
Larz Anderson Auto Museum

Sir,

The Larz Anderson Auto Museum, through Operations and Events Manager Karen Hasenfus, has applied for a Section 14 One Day Permit for Wine and Malt Beverages for a holiday party to be held on Wednesday, December 8th, 2021, from 5:30 PM to 11:00 PM.

Ms. Karen Hasenfus and/or Ms. Sylvia Passley-Harris will be the responsible managers on site for this event and will ensure compliance with all applicable federal, state, and local laws, regulations, ordinances, and any conditions on the permit, as well as previously discussed conditions.

The event is not open to the public, no admission fee will be charged, and guests will not be charged for alcoholic beverages. Organizers are expecting no more than 120 guests to attend. A Crowd Manager Certificate has been submitted.

All alcoholic beverages at this event will be served by bartenders provided by Forklift Catering, (617) 776-7600, who employs certified Tips bartenders. The caterer has submitted a copy of their bartender certification in the safe service of alcohol. A copy of caterer's Certificate of Liability Insurance specifically naming the Town of Brookline as a holder of the certificate has been submitted.

A uniformed police detail officer will be assigned to provide security and to manage traffic issues if they arise. Detail Sgt. Heavey was notified of the application.

I see no reason to oppose this application.

Respectfully submitted,
Lt. Michael P. Murphy #31



Public Safety Building, 350 Washington Street, Brookline, Massachusetts 02445
Telephone (617) 730-2249 ♦ Facsimile (617) 730-8454

**TOWN OF BROOKLINE
APPLICATION FOR A PERMIT TO SERVE ALCOHOLIC BEVERAGES ON
TOWN PROPERTY (NON SALES /WINE & BEER ONLY)**

Date November 12, 2021

I hereby make application for a PERMIT TO SERVE ALCOHOLIC BEVERAGES ON TOWN PROPERTY at a

Holiday Party
(state whether a meeting, banquet, concert, picnic, wedding, etc.)

Which is to be held at the Larz Anderson Auto Museum
(Name of Person or Organization)

15 Newton Street , Brookline MA 02445
(Address of Person or Organization)

On the 8th day of December, 2021

Between the hours of 5:30PM—11:00 PM at the following described Town property:

The Larz Anderson Auto Museum

If the applicant is an organization, complete name and address of the organization's officers:

Name: Northrup Knox Title: President Address: 699 High Street Dedham

Name: William Keeney Title: Vice President Address: 2221 Washington St. Newton

Name: Mark Daniel Title: Treasure Address: 35 Priscilla Lane Quincy

NOTE: If the answer to Questions 4, 5, 6 or 7 is yes, you do not qualify for a non-sales permit and you should seek instead a special license to sell alcohol.

1) How many cases or barrels, etc. of each type of alcoholic beverage will be made available to guests?

4 cases each wine and beer 4 bottles each other types

2) What is the maximum number of people to attend? 120

3) What is the age group of people to attend? 40

4) Are you charging an admission fee? NO

5) Are you charging for alcoholic beverages? NO

6) Is the event open to the public? NO

7) Are tickets to the event available for purchase? NO

3.E.

8) How will alcoholic beverages be dispensed or served and by whom? Please state the names, addresses of all person(s) serving alcoholic beverages.

Bartender will be provided Forklift Catering (617) 776-7600

9) State whether or not the person(s) dispensing or serving alcohol received TIPS certification or equivalent safe-service of alcohol training and the date(s) of any such certification or training and attach documentation pertaining to such certification or training:

Bartenders are all certified and insured

10) If any attending are under age 21, what method will be used to check ID and what procedures will be followed to make certain that those under age 21 are not served and are not allowed to consume alcoholic beverages?

Bartenders will check ID's

11) Will a police detail or other types of security be provided? YES

If "YES" what type and how many? Brookline Police detail

12) Please state the name, address, age and 24-hour contact information of the individual (who must be at least 21 years of age) who will be physically present at the event and who will ensure compliance with all applicable federal, state and local laws, regulations, ordinances and any conditions on the permit and who will ensure the maintenance of order and decorum:

| | | | |
|-----------------------|----------------|----------------|-----------------|
| Sylvia Passley Harris | Clyde St. | Brookline MA | 05/26/1955 |
| Karen Hasenfus | 7 Gleason Ct. | Walpole, MA | 09/29/1954 |
| (Name) | (Address) | | (Date of Birth) |
| Telephone number: | (617) 522-6547 | (617) 283-7265 | |

Email Address: khasenfus@larzanderson.org feonapassley@hotmail.com

This application must be accompanied by proof that the applicant has secured, and there is in effect during the period of time for which the permit is sought, a general liability policy naming the Town as the additional insured or if the general liability policy exempts alcohol related incidents or occurrences a liquor liability policy naming the Town as an additional insured.

By signing this application, the applicant absolves the Town and its officials, officers, employees, agents and representatives from all liability in connection with the applicant's use of Town property. By signing this application, the applicant agrees to indemnify the Town for any damage to the Town's personal and real property resulting from the applicant's use of Town property and agrees to indemnify the Town for any expenses the Town incurs in restoring Town property to its condition prior to use (in excess of any routine cleaning and maintenance service the Town would ordinarily have performed irrespective of the use.



Signature

Name Printed

Title (if on the behalf of an Organization)

Address

Telephone number(s)

Email address(es)

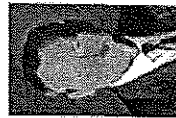
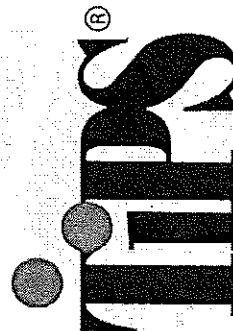
This is your official TIPS certification card. Carry it with you as proof of your TIPS certification.

Congratulations!

This card certifies that you have successfully completed the TIPS (Training for Intervention Procedures) program. We value your participation and dedication to the responsible sale, service, and consumption of alcohol.

By using the techniques you have learned, you will help to provide a safer environment for your patrons, peers, and colleagues and reduce the tragedies resulting from intoxication, underage drinking, and drunk driving.

If you have any information you think would enhance the TIPS program, or if we can assist you in any way, please contact us at 800-438-8477.



Sincerely,

A handwritten signature in cursive script, appearing to read "Adam Chafetz".

Adam F. Chafetz
HCI President

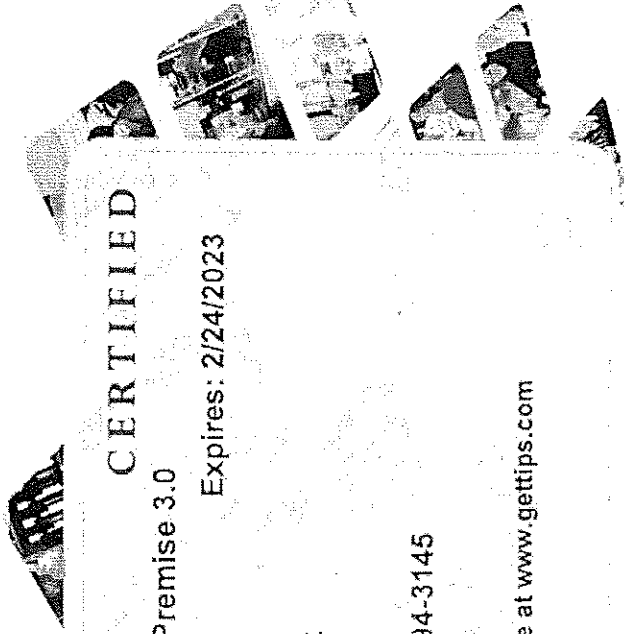
ID#: 5309995 Name: Michael Overstreet
Exam Date: 2/24/2020 Expiration Date: 2/24/2023

TIPS **CERTIFIED**
eTIPS On Premise 3.0

Issued: 2/24/2020 Expires: 2/24/2023
ID#: 5309995

Michael Overstreet
Forklift Catering
301 Reservoir St
Needham, MA 02494-3145

For service visit us online at www.gettips.com



3.E.

Client#: 27279

FORCA

ACORDTM**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

11/08/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

| | | | |
|--|--|---|--|
| PRODUCER Sullivan Insurance Group, Inc. 1 Mercantile Street Suite 710 Worcester, MA 01608 | | CONTACT NAME: Kristie M. Doyle, CIC, CISR PHONE (A/C, No, Ext): 508 791-2241 FAX (A/C, No): 508 797-3689 E-MAIL ADDRESS: kdoyle@sullivangroup.com | |
| INSURED Forklift Catering, LLC 301 RESERVOIR ST. NEEDHAM, MA 02494 | | INSURER(S) AFFORDING COVERAGE INSURER A: Chubb Group INSURER B: INSURER C: INSURER D: INSURER E: INSURER F: | |

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSR | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|----------|---|-----------|----------|---------------|-------------------------|-------------------------|--|
| A | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER: | | | D95570689 | 08/18/2021 | 08/18/2022 | EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$ |
| A | AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY | | | 73616698 | 08/18/2021 | 08/18/2022 | COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ |
| A | <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$ | | | D95570690 | 08/18/2021 | 08/18/2022 | EACH OCCURRENCE \$1,000,000 AGGREGATE \$ \$ |
| A | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input checked="" type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below | | N/A | 71790745 | 08/18/2021 | 08/18/2022 | <input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$500,000 E.L. DISEASE - EA EMPLOYEE \$500,000 E.L. DISEASE - POLICY LIMIT \$500,000 |
| A | Liquor Liability | | | D95570689 | 08/18/2021 | 08/18/2022 | 1,000,000 per claim 2,000,000 aggregate |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

For an event to take place at the Larz Anderson Auto Museum on Wednesday, December 8, 2021

CERTIFICATE HOLDER**CANCELLATION**

| | |
|--|--|
| Town of Brookline 333 Washington St. Brookline, MA 02445 | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>John T. Androski</i> |
|--|--|

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One Day Temporary Alcohol license

Applicant: Karen Hasenfus
DBA: Larz Anderson Auto Museum
Location: 15 Newton Street

Application Details:

A Temporary Wine and Malt Beverages Non-Sales License to The Larz Anderson Auto Museum to be held on December 10, 2021 for Holiday Party 5:30PM – 11:00PM at 15 Newton Street. 65 people expected to attend.

Report:

Police Department (Approved)

OFFICE OF THE SELECT BOARD

MEMORANDUM

TO: Mark Morgan, Acting Chief of Police
FROM: Melvin Kleckner, Town Administrator
RE: Temporary - One Day Alcohol License
DATE: November 15, 2021

May we please have a report on the attached request for:

A Temporary **Wine and Malt** Beverages Non-Sales License to The Larz Anderson Auto Museum to be held on December 10, 2021 for Holiday Party 5:30PM – 11:00PM at 15 Newton Street. 65 people expected to attend.

This application will go before the Board on **November 30, 2021**. May we please have the report no later than **November 23, 2021**.

Thank you.



MARK P. MORGAN
ACTING CHIEF OF POLICE

BROOKLINE POLICE DEPARTMENT

Brookline, Massachusetts

TO: Acting Chief Mark P. Morgan

FROM: Lt. Michael P. Murphy #31

DATE: 16 November 2021

RE: Temporary Wine and Malt Beverage – One Day Permit – Non-Sales – 12/10/2021
Larz Anderson Auto Museum

Sir,

The Larz Anderson Auto Museum, through Operations and Events Manager Karen Hasenfus, has applied for a Section 14 One Day Permit for Wine and Malt Beverages for a holiday party to be held on Friday, December 10th, 2021, from 5:30 PM to 11:00 PM.

Ms. Karen Hasenfus and/or Ms. Sylvia Passley-Harris will be the responsible managers on site for this event and will ensure compliance with all applicable federal, state, and local laws, regulations, ordinances, and any conditions on the permit, as well as previously discussed conditions.

The event is not open to the public, no admission fee will be charged, and guests will not be charged for alcoholic beverages. Organizers are expecting no more than 65 guests to attend. A Crowd Manager Certificate has been submitted.

All alcoholic beverages at this event will be served by bartenders provided by Premier Bartending, (781) 894-3000, who employs certified Tips bartenders. The caterer has submitted a copy of their bartender certification in the safe service of alcohol. A copy of caterer's Certificate of Liability Insurance specifically naming the Town of Brookline as a holder of the certificate has been submitted.

A uniformed police detail officer will be assigned to provide security and to manage traffic issues if they arise. Detail Sgt. Heavey was notified of the application.

I see no reason to oppose this application.

Respectfully submitted,
Lt. Michael P. Murphy #31



TOWN OF BROOKLINE
APPLICATION FOR A PERMIT TO SERVE ALCOHOLIC BEVERAGES ON
TOWN PROPERTY (NON SALES /WINE & BEER ONLY)

Date November 11, 2021

I hereby make application for a PERMIT TO SERVE ALCOHOLIC BEVERAGES ON TOWN PROPERTY at a

Holiday Party
 (state whether a meeting, banquet, concert, picnic, wedding, etc.)

Which is to be held at the Larz Anderson Auto Museum
 (Name of Person or Organization)

15 Newton Street, Brookline MA 02445
 (Address of Person or Organization)

On the 10th day of December, 2021

Between the hours of 5:30PM—10:30 PM at the following described Town property:

The Larz Anderson Auto Museum

If the applicant is an organization, complete name and address of the organization's officers:

Name: Northrup Knox Title: President Address: 699 High Street Dedham

Name: William Keeney Title: Vice President Address: 2221 Washington St. Newton

Name: Mark Daniel Title: Treasure Address: 35 Priscilla Lane Quincy

NOTE: If the answer to Questions 4, 5, 6 or 7 is yes, you do not qualify for a non-sales permit and you should seek instead a special license to sell alcohol.

1) How many cases or barrels, etc. of each type of alcoholic beverage will be made available to guests?
2 cases each wine and beer 2 bottles each other types

2) What is the maximum number of people to attend? 65

3) What is the age group of people to attend? 40

4) Are you charging an admission fee? NO

5) Are you charging for alcoholic beverages? NO

6) Is the event open to the public? NO

7) Are tickets to the event available for purchase? NO

3.F.

8) How will alcoholic beverages be dispensed or served and by whom? Please state the names, addresses of all person(s) serving alcoholic beverages.

Bartender will be provided Premier Bartending (781) 894-3000

9) State whether or not the person(s) dispensing or serving alcohol received TIPS certification or equivalent safe-service of alcohol training and the date(s) of any such certification or training and attach documentation pertaining to such certification or training:

Bartenders are all certified and insured

10) If any attending are under age 21, what method will be used to check ID and what procedures will be followed to make certain that those under age 21 are not served and are not allowed to consume alcoholic beverages?

Bartenders will check ID's

11) Will a police detail or other types of security be provided? YES

If "YES" what type and how many? Brookline Police detail

12) Please state the name, address, age and 24-hour contact information of the individual (who must be at least 21 years of age) who will be physically present at the event and who will ensure compliance with all applicable federal, state and local laws, regulations, ordinances and any conditions on the permit and who will ensure the maintenance of order and decorum:

| | | | |
|-----------------------|---------------|--------------|-----------------|
| Sylvia Passley Harris | Clyde St. | Brookline MA | 05/26/1955 |
| Karen Hasenfus | 7 Gleason Ct. | Walpole, MA | 09/29/1954 |
| (Name) | (Address) | | (Date of Birth) |

Telephone number: (617) 522-6547 (617) 283-7265

Email Address: khasenfus@larzanderson.org feonapassley@hotmail.com

This application must be accompanied by proof that the applicant has secured, and there is in effect during the period of time for which the permit is sought, a general liability policy naming the Town as the additional insured or if the general liability policy exempts alcohol related incidents or occurrences a liquor liability policy naming the Town as an additional insured.

By signing this application, the applicant absolves the Town and its officials, officers, employees, agents and representatives from all liability in connection with the applicant's use of Town property. By signing this application, the applicant agrees to indemnify the Town for any damage to the Town's personal and real property resulting from the applicant's use of Town property and agrees to indemnify the Town for any expenses the Town incurs in restoring Town property to its condition prior to use (in excess of any routine cleaning and maintenance service the Town would ordinarily have performed irrespective of the use.



Signature

Name Printed

Title (if on the behalf of an Organization)

Address

Telephone number(s)

Email address(es)

This is your official TIPS certification card. Carry it with you as proof of your TIPS certification.

Congratulations!

This card certifies that you have successfully completed the TIPS (Training for Intervention Procedures) program. We value your participation and dedication to the responsible sale, service, and consumption of alcohol.

By using the techniques you have learned, you will help to provide a safer environment for your patrons, peers, and colleagues and reduce the tragedies resulting from intoxication, underage drinking, and drunk driving.

If you have any information you think would enhance the TIPS program, or if we can assist you in any way, please contact us at 800-438-8477.



Sincerely,



Adam F. Chafetz
HCI President

ID#: 5406253 Name: MELISSA L DAVIS
Exam Date: 11/23/2020 Expiration Date: 11/23/2023

TIPS On Premise **CERTIFIED**

Issued: 12/2/2020 Expires: 11/23/2023
ID#: 5406253

MELISSA L DAVIS
155 Pleasant St
South Grafton, MA 01560-1012

For service visit us online at www.gettips.com
TIPS Trainer: Edward Garland, Jr., 38942



Client#: 169867

PREMCAT

ACORD™

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/10/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

| | | | |
|--|--|--|------------------------|
| PRODUCER Edgewood Partners Ins. Center 144 Gould Street, Suite 100 Needham, MA 02494 781 455-0700 | | CONTACT NAME: Joanne Hogan PHONE (A/C, No, Ext): 781 455-0700 FAX (A/C, No): E-MAIL ADDRESS: Joanne.Hogan@epicbrokers.com | |
| | | INSURER(S) AFFORDING COVERAGE INSURER A: Landmark American Insurance Company | NAIC # 33138 |
| INSURED Premier Catering & Bar Service LLC P.O. Box 540194 Waltham, MA 02454 | | INSURER B: Safety Insurance Company. INSURER C: INSURER D: INSURER E: INSURER F: | 11123 |

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.


| INSR LTR | TYPE OF INSURANCE | ADDL SUBR INSR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|----------|--|--------------------|---------------|-------------------------|-------------------------|--|
| A | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER: | | LHA112420 | 03/11/2021 | 03/11/2022 | EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$50,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$ |
| B | AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY | | 5911885 | 01/01/2021 | 01/01/2022 | COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$ UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION \$ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below |
| | | | | | | EACH OCCURRENCE \$ AGGREGATE \$ \$ PER STATUTE OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$ |
| A | Liquor Liability | | LHA112420 | 03/11/2021 | 03/11/2022 | 1,000,000 |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Town of Brookline is additional insured for an event to take place at the Larz Anderson Auto Museum on Friday, December 10, 2021.

CERTIFICATE HOLDER

CANCELLATION

| | |
|---|---|
| Town of Brookline 333 Washington Street Brookline, MA 02146 | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE  |
|---|---|

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ARTICLE 10

MOTION OFFERED BY LEE L. SELWYN, TMM13

Explanation

As submitted by the Petitioners, Section 1(e) requires, *inter alia*, that "All remote participants in a hybrid meeting shall have substantially the same access as in-person participants to the content of handouts, presentations and other material distributed or displayed, prior to or during the meeting, to in-person participants in the meeting."

With respect to traditional in-person Town Meetings – which would presumably include the types of hybrid in-person/remote meetings contemplated in this Warrant Article – the Town Meeting Handbook, 2021 Edition, at p. 29, requires that:

- "• During the voting period, the results of the vote will be displayed on the projection screen through a series of panels, by precinct (with one panel for at-large Town Meeting Members), in which the recorded votes of all Town Meeting Members who have voted will be displayed.
- The complete presentation of votes will be scrolled through at least twice during and after the voting period, so that Town Meeting Members may verify the accurate recording of their votes."

While it might be possible to display the in-person voting that is projected on the screen at the front of the auditorium on remote participants' screens, existing Zoom technology does not permit either in-person participants or remote participants to see the votes of remote participants in real time, thus creating a disparity as between the two categories of participants.

Section 1(g) of proposed WA10 provides that "All town meeting members participating in a hybrid meeting, whether attending in person or remotely, shall have the opportunity to vote on all matters put to a vote of town meeting members; such votes shall to the extent feasible be taken substantially contemporaneously; and such votes shall in the case of recorded votes be published as soon as practicable subject to the abilities of the respective voting systems used for in-person and remote votes. All votes at a hybrid meeting shall be taken by such means and in such a manner as shall be determined by the moderator to record accurately and securely the votes of those entitled to vote at the meeting." The requirement that different voting systems be used by in-person vs. remote participants results in unequal voting processes that places both categories of participants at a disadvantage. In-person voters will have the ability to immediately verify – and if necessary correct – any errors in the recording of their votes; they will also have the opportunity to see, in real time, how other in-person TMMs have voted. Remote participants will have neither of these capabilities, and in-person participants will not have the ability to see, during the voting process, how remote participants have voted. If a Town

Meeting (or Special Town Meeting within another Town Meeting) is dissolved prior to the publication by the Town Clerk of votes cast by remote participants, under existing rules as interpreted by the Moderator, such participants will be denied the opportunity to correct their votes or to have their votes inserted in the event that the Zoom voting platform failed to record their votes, as has occurred during the current STM2. This “no corrections after dissolution” rule – which has been in effect in Brookline for decades – is premised upon 100% in-person participation and is not compatible with Town Meetings wherein some (or all) participants access Town Meeting remotely, via Zoom or some other remote meeting technology platform. Without the ability to confirm their votes immediately as submitted, the rule operates to prevent remote participants from correcting errors in the recording or receipt of their votes during the final session of a regular or special Town Meeting. The proposed amendment resolves this incompatibility between Town Meetings that will accommodate remote participation and potentially avoid the adverse consequences of the “no corrections after dissolution” rule.

To address these issues, I am proposing the following amendment (shown in redline) to WA10 as recommended by the Select Board:

VOTED: To authorize and empower the Select Board to file a petition with the General Court for special legislation as set forth below:

AN ACT AUTHORIZING THE TOWN OF BROOKLINE TO HOLD HYBRID TOWN MEETINGS.

Provided that the General Court may reasonably vary the form and substance of this requested legislation within the scope of the general public objectives of this petition, be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. Notwithstanding any general or special law, charter provision, ordinance or by-law to the contrary, the Town of Brookline may hold town meetings at which participants attend both in person and remotely (hereinafter sometimes called a “hybrid meeting”), subject to the following:

- (a) The determination of whether a town meeting shall be a hybrid meeting shall be made by the Select Board at the time that it approves the warrant for such meeting, and the warrant shall contain such provisions as shall be deemed by the moderator and Town Counsel to be necessary in order properly to notify participants in such meeting of the requirements set forth in this section.
- (b) Except as otherwise set forth in this section, town meeting members and other participants in a hybrid meeting may elect to attend such meeting either in person, at the location designated in the warrant for such meeting, or remotely by means of a video conferencing platform.

- (c) All town meeting members attending a hybrid meeting, whether in person or remotely, shall be counted for purposes of determining the presence of a quorum at the meeting.
- (d) The moderator, the Town Clerk and all members of the Town's information technology staff and other persons required to operate the voting and other technical systems necessary for the proper function of a hybrid meeting in accordance with this section shall attend each session of a hybrid meeting in person. All other participants in a hybrid meeting, including town meeting members and other residents and non-residents of the Town, may attend each session of a hybrid meeting either in person or remotely. In order to attend a session of a hybrid meeting remotely, a participant shall be required to provide written or electronic notice of such participation to the moderator and Town Clerk, which notice shall be required to be received no later than 48 hours before such session. Such notices may cover such person's remote attendance at one or more sessions of a hybrid meeting. Such notice requirement may in general or in specific instances be waived for Town officials and other Town employees by the moderator, by written notice to the Town Clerk and Office of the Select Board.
- (e) The video conferencing platform shall afford all remote participants in a hybrid meeting the ability to identify and hear the moderator and each town meeting member who attends the meeting, as well as any other persons who participate in the meeting. All remote participants in a hybrid meeting shall have substantially the same access as in-person participants to the content of handouts, presentations and other material distributed or displayed, prior to or during the meeting, to in-person participants in the meeting.
- (f) All participants in a hybrid meeting, whether attending in person or remotely, shall have a substantially equal opportunity to request recognition by the moderator, make a motion or raise a point of order or question of privilege.
- (g) All town meeting members participating in a hybrid meeting, whether attending in person or remotely, shall have the opportunity to vote on all matters put to a vote of town meeting members; such votes shall to the extent feasible be taken substantially contemporaneously; and such votes shall in the case of recorded votes be published as soon as practicable subject to the abilities of the respective voting systems used for in-person and remote votes. All votes at a hybrid meeting shall be taken by such means and in such a manner as shall be determined by the moderator to record accurately and securely the votes of those entitled to vote at the meeting. Notwithstanding any other provisions of this Section, remote participation will not be permitted unless the voting process is capable of assuring that (a) all in-person and remote votes are displayed contemporaneously during the period of time during which voting is permitted, that this information is displayed on the projection screen through a series of panels, by precinct (with one panel for at-large Town Meeting Members), in which the recorded votes of all Town Meeting Members who have voted will be displayed, that the complete presentation of votes will be scrolled through at least twice during and after

the voting period, so that all in-person and remote Town Meeting Members may verify the accurate recording of their votes, and that this same information and ability to verify be contemporaneously available to remote participants.

- (h) Town meeting members who do not have access to the video or other conferencing system used for remote participants in a hybrid meeting may participate in the meeting via telephone conference call. The requirements of sub-sections (e) and (f) of this section shall to the extent that they cannot be complied with through telephone conferencing not apply to such town meeting members. No persons other than town meeting members shall be permitted to participate in a hybrid meeting via telephone conference call.

SECTION 2. All actions taken during a hybrid meeting held pursuant to section 1 are hereby ratified, validated and confirmed to the same extent as if the hybrid meeting had been conducted entirely in person, and such actions shall be deemed to comply in all respect with all other applicable laws, charter provisions, ordinances and by-laws.

SECTION 3. This act shall take effect upon its passage.

5.A.

ARTICLE 27 As Amended Including Financial Impact in Warrant Article Submissions

Submitted by: John Doggett (TMM P13) and Neil Gordon (TMM P1)

MOVED: That the Town amend Article 2.1.4 of the General By-laws as follows (additions in **bold underline** and deletions with ~~Strike-through~~) By-law 2.1.4 as follows:

SECTION 2.1.4 WARRANT REPORTS FOR ARTICLES

There shall be filed with each Article intended for the Warrant a brief statement or explanation by the proponent ~~which that~~ shall include, ~~to the extent practicable,~~ the financial impact ~~to the extent practicable,~~ on the Town of implementing the proposed change, ~~though failing to include the explanation or this information will not prevent the Article from appearing on the Warrant.~~

Clear Text:

SECTION 2.1.4 WARRANT REPORTS FOR ARTICLES

There shall be filed with each Article intended for the Warrant a brief statement or explanation by the proponent that shall include, to the extent practicable, the financial impact on the Town of implementing the proposed change, though failing to include the explanation or this information will not prevent the Article from appearing on the Warrant.

EXPLANATION

A concern was expressed regarding an article being excluded from the Warrant due to the explanation or financial impact information's omission. Since State law explicitly rules this out as a possibility, language has been added to make clear in the By-law that an article submitted cannot be excluded for any reason related to the Explanation or financial impact statement omission. In addition, minor grammar and word order changes are made for greater clarity.

10 Brookline Place Committee

For presentation to the Select Board on 11/30/21 by Sophie Robison, Economic Development + Long Term Planner with the Department of Planning & Community Development (staff for the 10BPC).

Proposed Committee Charge

The 10 Brookline Place Committee (“10BPC”) is charged with the responsibility of reviewing, analyzing and proposing modifications to the redevelopment proposal presented by the owner of 10 Brookline Place for laboratory Life Science and other related uses. The formation of this committee is recommended by the [Economic Development Advisory Board's \(EDAB\) Lab and Bio/Life Sciences Report](#), presented to the Select Board on November 9, 2021. The purpose of that report was to investigate and evaluate the addition of Research & Development and/or Laboratory Life Science to the Brookline Zoning By-Law as well as a biosafety public health regulatory scheme for the licensing and oversight of Bio-safety level 2 laboratories.

The 10BPC will review and gather information with respect to the specific Site, including but not necessarily limited to the new development’s potential impacts on sustainability, livability, and the tax base. The 10BPC will use zoning and impact on the public realm as its main lens for review and analysis, including negotiation of community benefits and consideration of commercial linkage fees. Additional issues the 10BPC shall address shall include but not necessarily be limited to:

- traffic impacts
- visual impacts
- shadow impacts
- financial feasibility
- public realm enhancement and linkage opportunities
- infrastructure, design elements and materials that advance the Towns’ climate action goals
- design guidelines
- net fiscal impact to the Town

Recommendations of the 10BPC shall be advisory to the Select Board; the Select Board retains the sole authority to negotiate agreements on behalf of the Town of Brookline as authorized by Town Meeting. Town Staff will coordinate with the Select Board and involve Committee members in negotiation as needed, with the 10 Brookline Place site’s owner, the parameters for a Memorandum of Understanding regarding the potential redevelopment of this property.

The Committee will be advised by a real estate consultant and shall work with the Planning Director or her designee(s), as well as the Office of Town Counsel and other Town departments as required, regarding terms for the Memorandum of Agreement that will address key design,

6.A.

financial, operational, environmental and other matters relative to the Project and the Site including a potential Tax Certainty Agreement.

Due to the nature of issues to be discussed, ranging from conceptual massing with design guidelines to negotiating financial and other commitments to the Town, this Committee should not focus on architectural design since that is the responsibility of the Planning Board and their designated Design Advisory Team that would follow any zoning changes adopted by Town Meeting as informed by the design guidelines.

The 10BPC will engage the community throughout all stages of its activities. It will also maintain an easily accessible and promoted website with all presentations, minutes and other documents used in its deliberations. Representatives of the 10BPC shall regularly liaison with the Chair of the Select Board or her designee.

It is expected that the ultimate deliverables of the 10BPC shall be a proposed Zoning Amendment to create an Overlay District, a Memorandum of Agreement between the Town and the owner, and other associated documents to be submitted for approval by the fall 2022 Special Town Meeting. This timing assumes that the owner will be responsive to requests of staff, consultants, and the 10BPC. Accordingly, the 10BPC shall endeavor to present its findings and recommendations to the Select Board one month prior to the close of the fall 2022 Town Meeting Warrant in order that its recommendations for any zoning amendments and related agreements are filed in a timely manner.

Proposed Committee Members

| Last | First | Email |
|-----------|---------|--|
| Brown | Deborah | deborah.brown1@comcast.net |
| Chipimo | Shelly | Chipimoshelz@gmail.com |
| Christ | Alan | alanrchrist@yahoo.com |
| Cole | George | george.cole@lmp.com |
| Hyatt | Matthew | mhyatt@bergmeyer.com |
| Kane | Brian | brianseankane@gmail.com |
| Linder | Liz | liz@lizlinder.com |
| Nally | Tom | tnally@abettercity.org |
| O'Neil | Donelle | donelle617@gmail.com |
| Saner | Paul | paulsaner@comcast.net |
| Schwartz | Sara | saraschwartz03@gmail.com |
| Sokal | Diane | diane.sokal@verizon.net |
| Trecker | Anne | annetrecker@gmail.com |
| Wishinsky | Neil | wishinsky.neil@gmail.com |

Still awaiting final confirmation of interest in participation.

Brookline Village Parking Benefit District Advisory Board



(as of November 26, 2021)

| | |
|----------------------|----------------------------------|
| Fred Perry | 2024* |
| Mikayla Bell | 2021 (not seeking reappointment) |
| Daniel DeLoma | 2022 (resigned) |
| Lisa Wasserman Sivan | 2023 |
| Liz Linder | 2023 |
| Ann Kamensky | 2021 (not seeking reappointment) |
| Anne Trecker | 2022 |
| Mary Sabolsi | 2022 (resigned) |
| Brian Kane | 2023 (resigned) |

Recent Activity

Fred Perry applies for reappointment 9.28.21

Emily Jacobsen applies for appointment 9.28.21 (*take over Mikayla Bell spot – 2024)

Sara Petras applies for appointment 11.9.21 (*take over Ann Kamensky spot – 2024)

Karen Flannery applies for appointment 11.23.21 (*take over Brian Kane spot – 2023)

*If reappointed new term

Online Form Submittal: Committee Reappointment Interest Form

notifications@brooklinema.gov <notifications@brooklinema.gov>

Fri 10/1/2021 10:24 AM

To: Devon Fields <dfields@brooklinema.gov>

Committee Reappointment Interest Form

| | |
|---|--|
| Date | 10/1/2021 |
| Name | Fred Perry |
| Email: | |
| | |
| | |
| | |
| Committee you are a member of? | Brookline Village Parking Benefits Advisory |
| List of accomplishments in the last 3 year | Winding down from leadership of Boston Electronics Corporation, which I founded in 1977 in Brookline Village |
| Future Goals | Participation in the creation of a utopian oasis in Brookline. |
| Question ? Please contact the Select Board at selectboard@brooklinema.gov, 617 730-2200 | |

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Online Form Submittal: Board/Commission Application Form

notifications@brooklinema.gov <notifications@brooklinema.gov>

Tue 9/21/2021 1:25 PM

To: Devon Fields <dfields@brooklinema.gov>; Ben Vivante <bvivante@brooklinema.gov>

Board/Commission Application Form

Please use this form to apply for one of the [open Board/Commission positions](#). We welcome your application and will respond to you quickly.

| | |
|---|---|
| Name | Emily Jacobsen |
| Address | [REDACTED] |
| [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] |
| Application for specific Board/Commission? | Brookline Village Parking Benefit District Advisory Board |
| What type of experience can you offer this Board/Commission? | Educational and work experience in structural engineering. |
| What type of issue would you like to see this Board/Commission address? | Vitality of the village and success of businesses could be improved with better sidewalk and street amenities. For example the parklet installed this spring in front of the Starbucks invited people to linger longer on the sidewalk and enjoy the village instead of just passing through. |
| Are you involved in any other Town activities? | Bicycle Advisory Committee |
| Do you have time constraints that would limit your ability to attend one to two meetings a month? | Other than Bicycle Advisory Committee Meetings, No. |
| IF RELEVANT, YOU CAN ATTACH OTHER MATERIALS (RESUME, NEWSPAPER, MAGAZINE, OR JOURNAL ARTICLE, ETC) | CV for BVPBDAB.pdf |

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Online Form Submittal: Board/Commission Application Form

notifications@brooklinema.gov <notifications@brooklinema.gov>

Mon 11/1/2021 8:57 PM

To: Devon Fields <dfields@brooklinema.gov>; Ben Vivante <bvivante@brooklinema.gov>

Board/Commission Application Form

Please use this form to apply for one of the [open Board/Commission positions](#). We welcome your application and will respond to you quickly.

| | |
|---|--|
| Name | Sara Petras |
| Address | [REDACTED] |
| Home Phone | [REDACTED] |
| [REDACTED] | 61 [REDACTED] |
| Email | sara@cadeauboston.com |
| Application for specific Board/Commission? | Brookline Village Parking Benefit District Advisory Board |
| What type of experience can you offer this Board/Commission? | Brookline Village Business Owner - I'm deeply invested and interested in creating a charming and welcoming center within the village |
| What type of issue would you like to see this Board/Commission address? | better connectivity to landlords on how to attract meaningful tenants for storefronts, ideas on how to unite current tenants |
| Are you involved in any other Town activities? | no |
| Do you have time constraints that would limit your ability to attend one to two meetings a month? | no |
| IF RELEVANT, YOU CAN ATTACH OTHER MATERIALS (RESUME, NEWSPAPER, MAGAZINE, OR JOURNAL ARTICLE, ETC.) | Boston Mag.page 2.jpg |

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AFTER A YEAR AND A HALF of what can only be described as a free fall for Boston's retail community, a bright new light is shining in Brookline Village: Cadeau Boutique and Gallery, a stylish, gift-centric specialty boutique that wants you to rediscover the joys of in-person shopping.

Founder Sara Petras has spent more than a decade honing her vision for the store. Following 12 years as manager and co-buyer for Chestnut Hill's popular Portobello Road (which closed its doors last year), the Massachusetts native and MassArt alum decided to take the plunge and open her own boutique. "I really enjoyed working at Portobello Road, and I think we would have continued had we not had this pandemic pause," Petras says. But for some time, she explains, she's

Sara Petras puts the finishing touches on a colorful display at Cadeau.

wanted to do something much more pared-down, and specifically geared toward gifting.

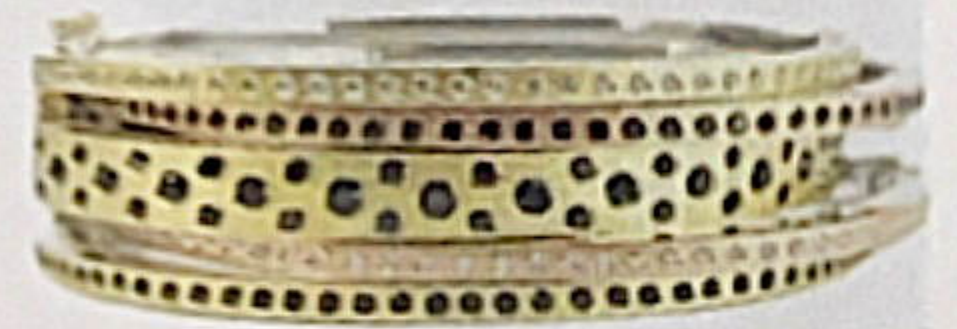
An intimate and inviting space on Washington Street, Cadeau is indeed the kind of place where you can always find something special, whether it's for someone else or yourself. Think of it as a high-end curio shop—one that stocks funky John Derian découpage postcards, cut-to-order Pierre-Louis Mascia silk scarves, hand-dyed cashmere sweaters from Italy, and one-of-a-kind pottery. There's also an emphasis on the greatest gift of all, jewelry. But not just any

jewelry: "To show in my store, pieces need to be hand-forged," Petras says. "It's very important to me to keep the art alive."

Opening any brick-and-mortar shop during a pandemic is a bold move, of course, but Petras is confident that her highly curated assortment of treasures—many of which are difficult, if not impossible, to find elsewhere in the area—is just right to bring in crowds. "When you walk in, you'll see \$15 gifts, but you'll also see \$1,000 gifts," Petras says. "I want to be the go-to place for the neighborhood for every occasion."



1



2



3

THINGS WE LOVE

1 .925 Suneera "Nan" pendant, \$680.

2 Rene Escobar bangles, price upon request.

3 Scosha earrings, \$1,450.

Online Form Submittal: Board/Commission Application Form

notifications@brooklinema.gov <notifications@brooklinema.gov>

Mon 11/8/2021 12:38 PM

To: Devon Fields <dfields@brooklinema.gov>; Ben Vivante <bvivante@brooklinema.gov>

Board/Commission Application Form

Please use this form to apply for one of the [open Board/Commission positions](#). We welcome your application and will respond to you quickly.

| | |
|---|---|
| Name | Karen Flannery |
| Address | [REDACTED] |
| [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] |
| Application for specific Board/Commission? | Brookline Village Parking Benefit Advisory Board |
| What type of experience can you offer this Board/Commission? | I am a business owner in Brookline Village , Andem art studios 17 tation treet, I have lived in the area and frequent and support local businesses and public buildings. |
| What type of issue would you like to see this Board/Commission address? | As a long time resident and active user of the village area I would like to see better pedestrian access (specifically crossing the Harvard/Washington street intersection) more places to sit on the sidewalk (love the town parklets) and try to forward foottraffic from local development to support the village businesses |
| Are you involved in any other Town activitie ? | I am on the steering committee for the application to create a Ma Cultural Art di trict in Brookline Village, I am al o a member of the Brookline Village Business Association and participated in the creation of thi thi year Brookline Open Studios held outdoors on Station street in October |
| Do you have time constraints that would limit your ability to attend one to two meetings a month? | My schedule generally flexible. |
| IF RELEVANT, YOU CAN ATTACH OTHER MATERIALS (RESUME, NEWSPAPER, MAGAZINE, OR JOURNAL ARTICLE, ETC) | Field not completed. |

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Town of Brookline
Select Board
Fiscal Year 2022
Tax Classification Hearing
November 30, 2021



Prepared by the Board of Assessors

FY2021–FY2022 Value Comparison

| Class | FY21 Valuation | FY22 Valuation | Δ |
|------------------------|------------------|----------------|----------|
| Residential | 24,675,534,471 | 25,395,421,181 | 2.9% |
| Commercial | 2,446,579,340 | 2,412,268,798 | -1.4% |
| Industrial | 21,043,700 | 21,051,100 | 0% |
| Personal Property | 267,196,984 | 288,617,670 | 8.0% |
| Total Taxable Property | \$27,410,354,495 | 28,117,358,749 | 2.6% |
| Combined CIP | 2,734,820,024 | 2,721,937,568 | -0.5% |
| Tax Exempt Real Estate | 3,136,997,989 | 3,218,883,421 | 2.6% |

Average Value Change / Class

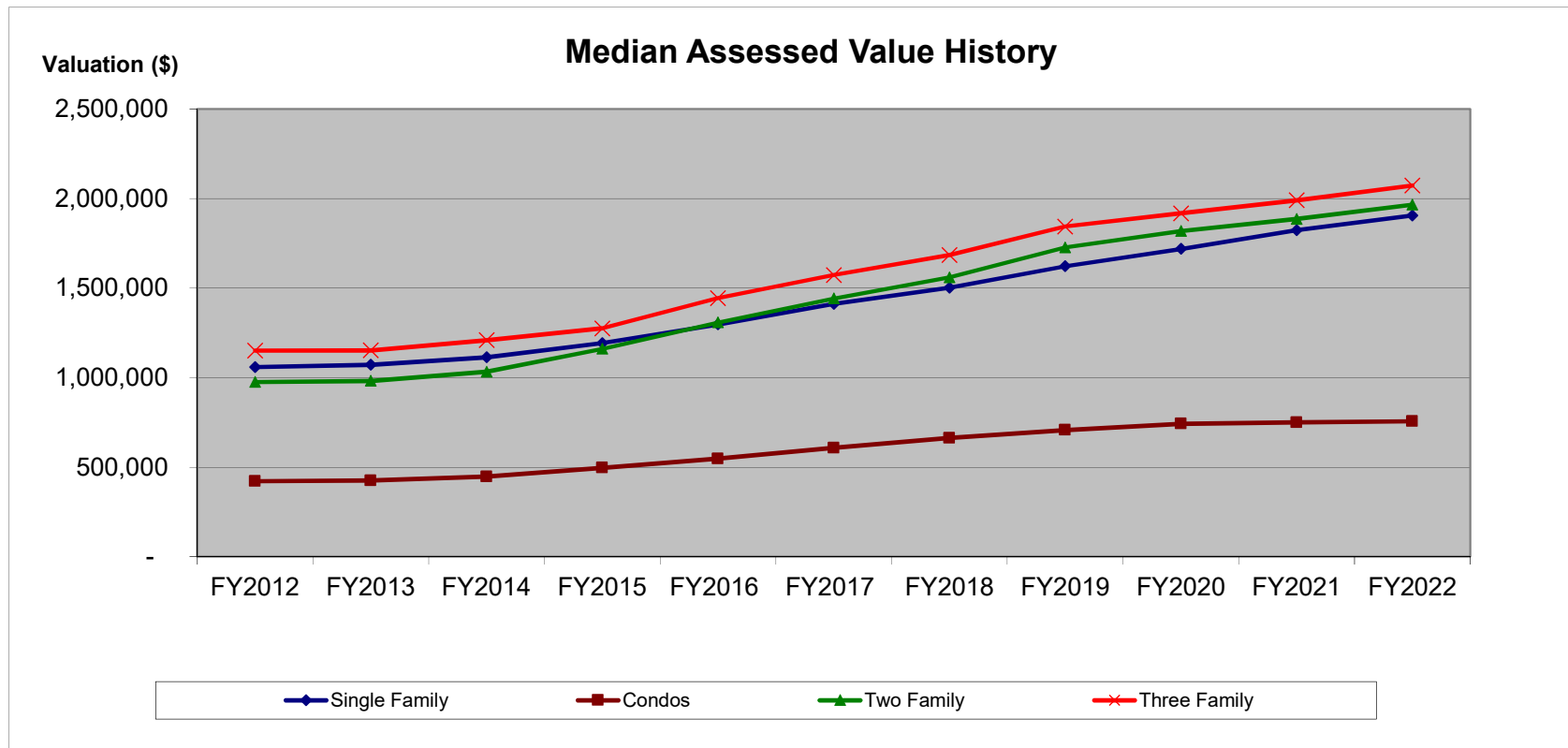
| Use Class | FY22 Parcels | FY22 Value/ Parcel | FY21 Value/ Parcel | Δ |
|------------------|-------------------------|-------------------------------|-------------------------------|----------|
| Single Family | 4,578 | \$2,262,816 | \$2,163,660 | 4.6% |
| Res. Condo | 10,367 | 864,820 | 852,313 | 1.1% |
| 2 & 3 Family | 1,175 | 2,030,278 | 1,952,216 | 4.0% |
| Apartments | 354 | 6,891,929 | 6,986,714 | -1.4% |
| Commercial | 452 | 4,572,480 | 4,608,082 | -.8% |
| Industrial | 7 | 3,007,300 | 3,006,243 | 0.0% |

Top Municipalities (FY2021)

| Municipality | Total Assessed Value | Percent RES | Percent CIP | RES Rate | CIP Rate |
|--------------|----------------------|-------------|-------------|----------|----------|
| Boston | \$190,652,929,965 | 66.68% | 33.32% | \$10.67 | \$24.55 |
| Cambridge | \$60,234,892,929 | 56.67% | 43.33% | \$5.85 | \$11.85 |
| Newton | \$32,193,160,800 | 89.94% | 10.06% | \$10.76 | \$20.12 |
| Brookline | \$27,410,354,495 | 90.02% | 9.98% | \$9.80 | \$15.99 |
| Nantucket | \$24,389,079,804 | 92.60% | 7.40% | \$3.63 | \$6.20 |

8.A.

| MEDIAN ASSESSED VALUE HISTORY | FY2012 | FY2013 | FY2014 | FY2015 | FY2016 | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 |
|-------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Single Family | 1,059,400 | 1,071,750 | 1,114,000 | 1,193,600 | 1,298,000 | 1,412,200 | 1,502,800 | 1,622,350 | 1,719,250 | 1,824,450 | 1,906,350 |
| Condo | 421,900 | 425,200 | 447,000 | 496,150 | 547,800 | 607,150 | 662,650 | 707,500 | 742,500 | 750,100 | 756,000 |
| Two Family | 975,400 | 981,500 | 1,032,400 | 1,160,450 | 1,307,850 | 1,442,000 | 1,559,650 | 1,726,800 | 1,818,700 | 1,885,900 | 1,966,300 |
| Three Family | 1,151,400 | 1,152,400 | 1,209,400 | 1,275,300 | 1,444,000 | 1,573,250 | 1,685,100 | 1,843,800 | 1,918,000 | 1,990,800 | 2,072,950 |



FY2022 New Growth

| Category | Value Growth | Tax Growth |
|-----------------------|--------------|-------------|
| Single Family Permits | 72,465,200 | \$710,159 |
| Res. Condominiums | 48,164,800 | \$472,015 |
| Multi-Family.& Apts. | 55,730,900 | \$546,163 |
| Commercial | 62,974,680 | \$1,006,965 |
| Personal Property | 35,985,100 | \$575,402 |
| Total All Classes | 290,436,280 | \$3,458,837 |

FY2022 Tax Levy

| Tax Levy | Amount | Percent |
|--------------------------|----------------------|----------------|
| FY2021 Levy Limit | \$242,349,097 | |
| Allowable 2.5% Increase | 6,058,727 | 2.5% |
| Allowable New Growth | 3,458,837 | 1.4% |
| FY2022 Maximum Levy | 251,866,661 | |
| Total FY22Debt Exclusion | 20,258,192 | 8.4% |
| | | |
| Total FY2022 Levy | \$272,124,853 | |

Residential Exemption FY22?

1. Total Residential Value = \$25,395,421,181/
2. Total Residential Parcel Count; 17,169 =
3. Average Residential Value; \$1,479,144
4. Times the selected Exemption Factor; 21% =
5. Residential Exemption Value; \$310,620
6. Times the selected Residential Tax Rate =
7. Total Residential Exemption Tax Amount

Residential Exemption Amounts

| Classification | Tax Rate | Tax Amount |
|-------------------------------------|----------|------------|
| Single Tax Rate (No Shift) | 11.03 | \$3,426 |
| 170% CIP Shift - Residential Rate = | 10.20 | \$3,168 |
| 172% CIP Shift - Residential Rate = | 10.18 | \$3,162 |
| 175% CIP Shift - Residential Rate = | 10.14 | \$3,150 |



Fiscal Year Exemption Amount

| | |
|------|---------|
| 2021 | \$2,965 |
| 2020 | \$2,760 |
| 2019 | \$2,593 |
| 2018 | \$2,334 |

8.A.

FY22 Residential Exemption Factors & Impact Worksheet

Before Classification

| | | |
|---|------------------|--|
| Projected Total Tax Levy = \$ | 272,124,853 | |
| Residential Levy @ MRF of 1.0 = \$ | 245,781,534 | 90.3194% % of Res. Value |
| Residential Tax Rate @ MRF of 1.0 = | 9.68 | Tax / Value = Rate |
| Avg. Res. Property Full Tax = \$ | 14,315.43 | Before Classification |
| Eligible Properties = | 10,024.66 | <u>At 21% Residential Exemption</u> |

| | | | | | | | |
|----------------------------------|-------------------|---------------|-------------|----------------------------|----------------------|-----------------|--------------------|
| Total Residential Value | \$ 25,395,421,181 | | | | | | |
| Total Residential Parcel Count | 17,169 | | | | | | |
| Average Residential Value | 1,479,144 | Factor | Vote | Total Exempt Amount | Adj. Tax Rate | Adj. Tax | Tax Savings |
| Residential Exemption | 517,700 | 35% | | \$ 5,189,770,469 | \$ 12.16 | \$ 11,695 | \$ 2,620 |
| | 443,743 | 30% | | 4,448,374,688 | 11.73 | 12,149 | 2,167 |
| | 310,620 | 21% | | 3,113,862,282 | 11.03 | 12,890 | 1,426 |
| | 295,829 | 20% | | 2,965,583,125 | 10.96 | 12,967 | 1,349 |
| | 221,872 | 15% | | 2,224,187,344 | 10.61 | 13,336 | 979 |
| | 147,914 | 10% | | 1,482,791,563 | 10.28 | 13,683 | 633 |
| | 73,957 | 5% | | 741,395,781 | 9.97 | 14,009 | 307 |

Using 21 %Residential Exemption Impact at Various Assessments

| | Full Value | W/Res.Exempt. | Full Tax | Adj.Tax | Tax Δ |
|------------------|------------|---------------|----------|---------|---------|
| | \$ 500,000 | \$ 189,380 | 4,839 | 2,089 | (2,750) |
| | 750,000 | \$ 439,380 | 7,259 | 4,847 | (2,412) |
| | 1,000,000 | \$ 689,380 | 9,678 | 7,604 | (2,074) |
| | 1,250,000 | \$ 939,380 | 12,098 | 10,362 | (1,736) |
| | 1,500,000 | \$ 1,189,380 | 14,517 | 13,120 | (1,398) |
| | 1,750,000 | \$ 1,439,380 | 16,937 | 15,877 | (1,059) |
| | 2,000,000 | \$ 1,689,380 | 19,356 | 18,635 | (721) |
| | 2,450,900 | \$ 2,140,280 | 23,720 | 23,609 | (111) |
| Break Even Value | 2,533,400 | \$ 2,222,780 | 24,519 | 24,519 | 0 |
| | 3,000,000 | \$ 2,689,380 | 29,035 | 29,666 | 631 |
| | 3,500,000 | \$ 3,189,380 | 33,874 | 35,181 | 1,308 |
| | 4,000,000 | \$ 3,689,380 | 38,713 | 40,696 | 1,984 |

8.A.
Expanded Tax Rate worksheet
21% Res. Exemption

| | | | | | | | | | |
|---------------------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| FY2022 | At 21% RE | 1.000000 | 1.000000 | 1.000000 | 1.000000 | 1.000000 | 1.000000 | 1.000000 | 1.000000 |
| Full Value Res.% | | 0.903194 | 0.903194 | 0.903194 | 0.903194 | 0.903194 | 0.903194 | 0.903194 | 0.903194 |
| Full Value CIP% | | 0.096806 | 0.096806 | 0.096806 | 0.096806 | 0.096806 | 0.096806 | 0.096806 | 0.096806 |
| Selected CIP Factor | | 1.750000 | 1.744000 | 1.736000 | 1.724000 | 1.719000 | 1.714000 | 1.711000 | 1.702000 |
| Factored CIP % | | 0.169411 | 0.168830 | 0.168055 | 0.166894 | 0.166410 | 0.165925 | 0.165635 | 0.164764 |
| Res Shifted % | | 0.830590 | 0.831170 | 0.831945 | 0.833106 | 0.833590 | 0.834075 | 0.834365 | 0.835236 |
| Selected Res.Factor | | 0.919614 | 0.920257 | 0.921114 | 0.922400 | 0.922936 | 0.923472 | 0.923794 | 0.924758 |
| | | | | | | | | | |
| Total Taxable Values | | Tax Rates> | | | | | | | |
| Residential | \$ 22,281,561,041 | 10.14 | 10.15 | 10.16 | 10.17 | 10.18 | 10.19 | 10.19 | 10.20 |
| CIP | 2,721,937,568 | 16.94 | 16.88 | 16.80 | 16.69 | 16.64 | 16.59 | 16.56 | 16.47 |
| | | | | | | | | | |
| Target Levy | 272,124,853 | | | | | | | | |
| Actual Levy | | 272,044,651 | 272,104,151 | 272,109,211 | 272,032,614 | 272,119,333 | 272,206,051 | 272,124,393 | 272,102,234 |
| Excess/Over | | (80,202) | (20,703) | (15,642) | (92,240) | (5,521) | 81,198 | (460) | (22,619) |
| Cannot be over + | | OVER | | | | | | | |
| | | | | | | | | | |
| Tax Rate Change Over FY21 | | | | | | | | | |
| 9.80 | Residential | 3.51% | 3.58% | 3.68% | 3.82% | 3.88% | 3.94% | 3.98% | 4.09% |
| 15.99 | Commercial | 5.92% | 5.56% | 5.07% | 4.35% | 4.04% | 3.74% | 3.56% | 3.02% |

FY21
Selected
Factor

TOWN OF BROOKLINE FY2022 TAX RATE OPTIONS WORKSHEET

Residential Exemption @ **21%**

| Class | FY22 Valuation | % of Value |
|----------------------|-----------------------|-------------|
| Residential | \$ 25,395,421,181 | 90.3194% |
| Taxable | 22,281,561,041 | |
| Rex. Exemption | 3,113,860,140 | |
| Commercial | 2,412,268,798 | 8.5793% |
| Industrial | 21,051,100 | 0.0749% |
| Personal Prop. | 288,617,670 | 1.0265% |
| Total | \$ 28,117,358,749 | 100.000% |
| CIP Classes | 2,721,937,568 | 9.6806% |
| FY22 Projected Levy | 272,124,853 | |
| Single Tax Rate | 9.68 | per \$1,000 |
| RRw/RE & factor of 1 | 11.03 | per \$1,000 |

Levy Limit Details

| | | |
|-------------------|----------------|------|
| FY21 Levy Limit | \$ 242,349,097 | |
| Allowable 2.5% | 6,058,727 | 2.5% |
| New Growth | 3,458,837 | 1.4% |
| FY22 Maximum Levy | 251,866,661 | |

| | | |
|-----------------------------|----------------|---------|
| FY22 Debt. Exclusion | 20,258,192 | Δ Prior |
| Total Projected Levy | \$ 272,124,853 | 12.3% |

| | | |
|-------------------------|----------------|--|
| FY21 Actual Levy | \$ 255,693,301 | |
|-------------------------|----------------|--|

| FY22 Projected Levy | @1.714Shift | Levy % |
|----------------------------|--------------------|---------------|
| Residential | \$ 227,049,107 | 83.4% |
| Commercial | 40,019,539 | 14.7% |
| Industrial | 349,238 | 0.1% |
| Personal Property | 4,788,167 | 1.8% |
| Total | 272,206,051 | 100.0% |
| Excess Levy | \$ 81,198 | |

Potential FY22 Tax Rates at Various Shifts 1.70-1.75 (Adjusted for the Residential Exemption)

MEDIAN VALUES & TAX AMOUNTS AFTER THE RESIDENTIAL EXEMPTION @ 21% (\$310,620)*

| CIP Shift | FY21 | 1.75 | 1.744 | 1.736 | 1.724 | 1.719 | 1.714 | 1.711 | 1.702 |
|------------------------------------|------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Res. Levy % | 82.90% | 83.06% | 83.12% | 83.19% | 83.31% | 83.36% | 83.41% | 83.44% | 83.52% |
| Res. Tax Rate | 9.80 | 10.14 | 10.15 | 10.16 | 10.17 | 10.18 | 10.19 | 10.19 | 10.20 |
| CIP Levy % | 17.10% | 16.94% | 16.88% | 16.81% | 16.69% | 16.64% | 16.59% | 16.56% | 16.48% |
| CIP Tax Rate | 15.99 | 16.94 | 16.88 | 16.80 | 16.69 | 16.64 | 16.59 | 16.56 | 16.47 |
| Levy Shift | 7.26% | 7.20% | 7.12% | 7.01% | 6.96% | 6.91% | 6.88% | 6.80% | |
| FY22 Median SFL Value | 1,595,730 | | | | | | | | |
| Real Estate Tax | | 16,187 | 16,198 | 16,213 | 16,236 | 16,246 | 16,255 | 16,261 | 16,278 |
| Change over FY21 | 14,916 | 1,271 | 1,282 | 1,298 | 1,320 | 1,330 | 1,339 | 1,345 | 1,362 |
| % Increase in Tax | | 8.5% | 8.6% | 8.7% | 8.9% | 8.9% | 9.0% | 9.0% | 9.1% |
| FY22 Median Res. Condo | 445,380 | | | | | | | | |
| Real Estate Tax | | 4,518 | 4,521 | 4,525 | 4,532 | 4,534 | 4,537 | 4,538 | 4,543 |
| Change over FY21 | 4,386 | 132 | 135 | 139 | 146 | 148 | 151 | 152 | 157 |
| % Increase in Tax | | 3.0% | 3.1% | 3.2% | 3.3% | 3.4% | 3.4% | 3.5% | 3.6% |
| FY22 Median Two-Family | 1,655,680 | | | | | | | | |
| Real Estate Tax | | 16,795 | 16,807 | 16,823 | 16,846 | 16,856 | 16,866 | 16,872 | 16,889 |
| Change over FY21 | 15,518 | 1,277 | 1,289 | 1,304 | 1,328 | 1,338 | 1,347 | 1,353 | 1,371 |
| % Increase in Tax | | 8.2% | 8.3% | 8.4% | 8.6% | 8.6% | 8.7% | 8.7% | 8.8% |
| FY22 Median Three-Family | 1,762,330 | | | | | | | | |
| Real Estate Tax | | 17,877 | 17,890 | 17,906 | 17,931 | 17,942 | 17,952 | 17,958 | 17,977 |
| Change over FY21 | 16,546 | 1,331 | 1,343 | 1,360 | 1,385 | 1,395 | 1,406 | 1,412 | 1,431 |
| % Increase in Tax | | 8.0% | 8.1% | 8.2% | 8.4% | 8.4% | 8.5% | 8.5% | 8.6% |
| FY22 Median Multi-Fam./Apt. | 3,358,000 | | | | | | | | |
| Real Estate Tax | | 34,064 | 34,087 | 34,119 | 34,167 | 34,187 | 34,206 | 34,218 | 34,254 |
| Change over FY21 | 33,003 | 1,061 | 1,084 | 1,116 | 1,164 | 1,184 | 1,204 | 1,215 | 1,251 |
| % Increase in Tax | | 3.2% | 3.3% | 3.4% | 3.5% | 3.6% | 3.6% | 3.7% | 3.8% |
| FY22 Median Commercial | 1,972,700 | | | | | | | | |
| Real Estate Tax | | 33,411 | 33,297 | 33,144 | 32,915 | 32,819 | 32,724 | 32,667 | 32,495 |
| Change over FY21 | 31,849 | 1,562 | 1,448 | 1,295 | 1,066 | 971 | 875 | 818 | 646 |
| % Increase in Tax | | 4.9% | 4.5% | 4.1% | 3.3% | 3.0% | 2.7% | 2.6% | 2.0% |

*Note: Apartment&Commercial
Medians Exclude Res. Ex.

FY21
Selected
Factor

Single Family& Condo. w/Res.Ex.(21%)

| | | | | | | | |
|-------------------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Med. SFL Value | \$1,595,730 | 1.75 | 1.744 | 1.736 | 1.719 | 1.711 | 1.702 |
| Real Estate Tax | (81% RE) | 16,187 | 16,198 | 16,213 | 16,246 | 16,261 | 16,278 |
| Change over FY21 | \$14,916 | 1,271 | 1,282 | 1,298 | 1,330 | 1,345 | 1,362 |
| % Increase in Tax | | 8.5% | 8.6% | 8.7% | 8.9% | 9.0% | 9.1% |
| Med. Res. Condo | \$445,380 | 1.75 | 1.744 | 1.736 | 1.719 | 1.711 | 1.702 |
| Real Estate Tax | (54% RE) | 4,518 | 4,521 | 4,525 | 4,534 | 4,538 | 4,543 |
| Change over FY21 | \$4,386 | 132 | 135 | 139 | 148 | 152 | 157 |
| % Increase in Tax | | 3.0% | 3.1% | 3.2% | 3.4% | 3.5% | 3.6% |

Two Fam. & Three Fam. w/Res.Ex. (21%)

| | | | | | | | |
|-------------------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Med. Two-Family | \$1,655,680 | 1.75 | 1.744 | 1.736 | 1.719 | 1.711 | 1.702 |
| Real Estate Tax | (65% RE) | 16,795 | 16,807 | 16,823 | 16,856 | 16,872 | 16,889 |
| Change over FY21 | \$15,518 | 1,277 | 1,289 | 1,304 | 1,338 | 1,353 | 1,371 |
| % Increase in Tax | | 8.2% | 8.3% | 8.4% | 8.6% | 8.7% | 8.8% |
| Med. Three-Fam. | \$1,762,330 | 1.75 | 1.744 | 1.736 | 1.719 | 1.711 | 1.702 |
| Real Estate Tax | (39% RE) | 17,877 | 17,890 | 17,906 | 17,942 | 17,958 | 17,977 |
| Change over FY21 | \$16,546 | 1,331 | 1,343 | 1,360 | 1,395 | 1,412 | 1,431 |
| % Increase in Tax | | 8.0% | 8.1% | 8.2% | 8.4% | 8.5% | 8.6% |

Apartments & Commercial

| | | | | | | | |
|-----------------------------|--------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Med. Multi-Fam./Apt. | \$3,358,000 | 1.75 | 1.744 | 1.736 | 1.719 | 1.711 | 1.702 |
| Real Estate Tax | (5% RE) | 34,064 | 34,087 | 34,119 | 34,187 | 34,218 | 34,254 |
| Change over FY21 | \$33,003 | 1,061 | 1,084 | 1,116 | 1,184 | 1,215 | 1,251 |
| % Increase in Tax | | 3.2% | 3.3% | 3.4% | 3.6% | 3.7% | 3.8% |
| Med. Commercial | \$1,972,700 | 1.75 | 1.744 | 1.736 | 1.719 | 1.711 | 1.702 |
| Real Estate Tax | | 33,411 | 33,297 | 33,144 | 32,819 | 32,667 | 32,495 |
| Change over FY21 | \$31,849 | 1,562 | 1,448 | 1,295 | 971 | 818 | 646 |
| % Increase in Tax | | 4.9% | 4.5% | 4.1% | 3.0% | 2.6% | 2.0% |



BROOKLINE BOARD OF ASSESSORS

333 Washington Street, Brookline, MA 02445

(617) 730-2060

Date: November 24, 2021
 To: Select Board, Heather Hamilton, Chair
 From: Board of Assessors, Rachid Belhocine, Chair
 Re: Presentation of FY2022 Tax Rate Options & Assessment Information

The enclosed materials, along with the tax classification presentation on Tuesday evening November 30, are intended to assist you in determining the percentages of tax levy to be borne by each major class of property (residential, commercial, industrial, personal) and the percentage for the residential exemption for FY2022. The materials include an estimate of the tax rates based on the maximum allowable levy, less the excess levy capacity and various levy shift options, as well as the tax impact on each property group as represented by the median value by class. The requirements of the annual tax classification hearing are described in Chapter 40, Section 56 of the General Laws.

The FY2022 assessments are based on a valuation date of January 1, 2021. The market period used in this sales analysis was primarily calendar year 2020, although 24-months of sales from July 1, 2019 through June 30, 2021, were used for certain classes of property with a lower number of sales. Over that period the Brookline residential real estate market continued to see demand, although overall it showed more modest appreciation than seen in prior years.

The individual sales and FY2022 assessments will be displayed in the interactive Sales Map application on the Assessor's website. The median sale price of a single family home in Brookline in 2020 was \$2,250,000, while the median sale price of a condominium unit in 2020 was \$950,000. Apartment rental rates were stable in all areas of town and a slight increase in vacancy was observed. A number of Chapter 40B projects have been fully or partially constructed as of the assessment date of 1/1/2021 indicating that the rental market is predicted to be strong again after a short period of uncertainty. These developments include both market and affordable units. The list of the Chapter 40B projects is available on the Planning Department website.

Activity within the commercial sector has been slow and rents have seen a small to no appreciation. The hospitality sector, including hotels and restaurants, reported a significant rate of vacancy which caused a decrease in market value. Construction continued at 2 Brookline Place by Children's Hospital and the new Claremont Companies' Hilton Garden Inn at 700 Brookline Ave. These two projects added approximately \$50,000,000 to the FY2022 commercial tax base, which translated into about \$800,000 in tax dollar growth.

FISCAL YEAR 2022

ANNUAL TAX CLASSIFICATION REPORT

Select Board

Heather Hamilton, Chair
 Raul Fernandez, Vice-Chair
 Bernard Greene
 John VanScoyoc
 Miriam Aschkenasy

Board of Assessors

Rachid Belhocine, Chair
 Harold Petersen, Vice-Chair
 Mark Mazur, Clerk

Town Administrator

Deputy Town Administrator

Acting Finance Director

Melvin Kleckner
 Melissa Goff
 Justin Casanova-Davis

Chief Assessor

Town Accountant

Town Clerk

Rachid Belhocine
 Michael DiPietro
 Benjamin Kaufman

CLASSIFICATION HEARING

November 30, 2021

TAX CLASSIFICATION IN REVIEW

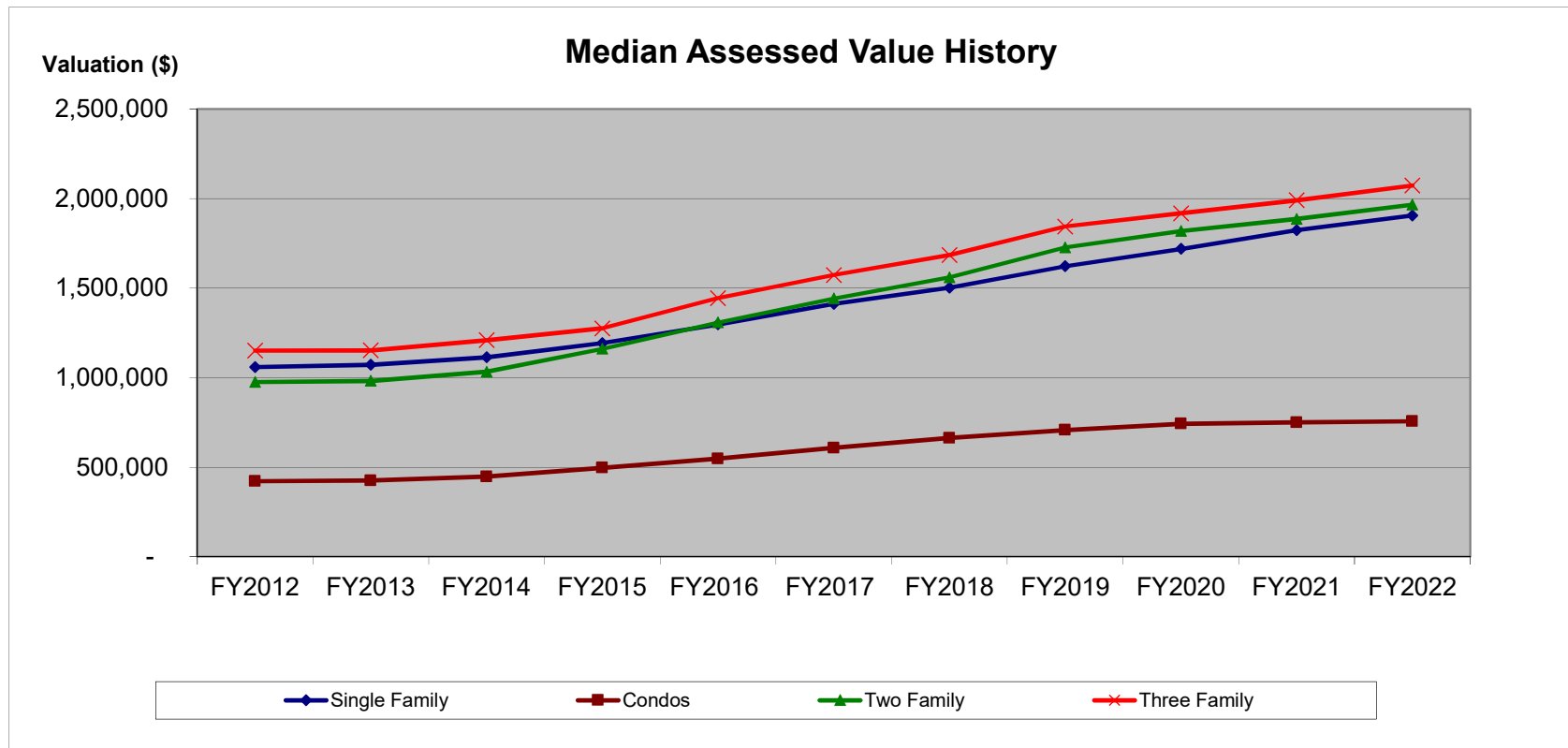
| | FY2019 | FY2020 | FY2021 |
|----------------------------------|-----------------------|-----------------------|-----------------------|
| Maximum Allowable Levy | \$ 228,220,790 | \$ 238,898,909 | \$ 255,719,011 |
| Residential Value Share | 89.39% | 89.75% | 90.02% |
| Com./Ind./Pers.Prop. Val Share | 10.61% | 10.25% | 9.98% |
| Selected Prior Year Shift | 1.720 | 1.725 | 1.714 |
| Residential Levy Percent | 81.75% | 82.32% | 82.90% |
| Residential Levy | \$ 183,530,618 | \$ 196,322,386 | \$ 211,963,529 |
| Residential Tax Rate | 9.37 | 9.45 | 9.80 |
| Commercial Tax Rate | 15.37 | 15.53 | 15.99 |
| Selected Res. Factor | 0.91456 | 0.91721 | 0.92087 |
| Total Tax Levy | \$ 224,490,477 | \$ 238,487,743 | \$ 255,693,301 |
| Excess Capacity | \$ 3,730,313 | \$ 411,166 | \$ 25,710 |
| Total Residential Value | \$ 22,455,633,846 | \$ 23,776,456,515 | \$ 24,675,534,471 |
| Residential Parcels | 17,039 | 17,096 | 17,125 |
| Average Residential Value | \$ 1,317,896 | \$ 1,390,761 | \$ 1,440,907 |
| Residential Exemption % | 21.0% | 21.0% | 21.0% |
| Res. Exemption Value | \$ 276,758 | \$ 292,060 | \$ 302,590 |
| Res. Exemption Tax Amount | \$ 2,593 | \$ 2,760 | \$ 2,965 |
| Eligible Parcels | 10,364 | 10,327 | 10,118 |
| Net Residential Value | \$ 19,587,288,316 | \$ 20,774,855,659 | \$ 21,628,931,531 |

8.A.

| TOP 10 REAL ESTATE TAXPAYERS | | | | |
|-----------------------------------|---|---------|----------------------|--------------------|
| TAXPAYER | Property(s) | Parcels | FY21 Real Estate Tax | FY22 Taxable Value |
| Ten Brookline Place LLC | 10 Brookline Place West | 1 | \$2,321,988 | 145,103,000 |
| The Hamilton Company | Dexter Park Apartments | 1 | \$2,025,130 | 205,411,300 |
| Chestnut Hill Realty | Hancock Village Apartments | 4 | \$1,696,785 | 151,346,600 |
| Trustees of Boston University | Various Residential & Commercial | 25 | \$1,474,236 | 121,305,779 |
| BCH Washington St. LLC | 1 Brookline Place | 1 | \$1,294,053 | 84,105,500 |
| Hersha Hospitality LP | Marriott Courtyard | 1 | \$1,269,718 | 65,159,400 |
| 90210 Beacon Owner LLC | Holiday Inn & Parking Garage | 2 | \$1,235,344 | 58,580,600 |
| BCH PEARL STREET LLC | 2 BROOKLINE PL | 1 | \$1,221,946 | 99,782,000 |
| The Country Club | The Country Club | 1 | \$1,153,303 | 75,699,300 |
| HRCA Brookline Housing | Hebrew Senior Life Apartments | 4 | \$864,056 | 87,520,900 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| TOP 5 PERSONAL PROPERTY TAXPAYERS | | | | |
| TAXPAYER | Property | Acc's | FY21 Pers. Prop. Tax | FY22 Taxable Value |
| NStar Electric/ Eversource | Electric Distribution System | 1 | \$1,735,947 | 113,848,290 |
| Boston Gas Co./National Grid | Natural Gas Distribution System | 1 | \$1,391,259 | 105,005,390 |
| RCN-BecoCom, Inc. | Telephone-Communications Network | 2 | \$244,063 | 14,401,330 |
| Comcast of Massachusetts, Inc. | Bundled; CATV, Internet & VoIP Services | 1 | \$192,800 | 12,758,640 |
| Verizon New England | Land-line Telephone System | 1 | \$170,477 | 11,487,900 |

8.A.

| MEDIAN ASSESSED VALUE HISTORY | FY2012 | FY2013 | FY2014 | FY2015 | FY2016 | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 |
|-------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Single Family | 1,059,400 | 1,071,750 | 1,114,000 | 1,193,600 | 1,298,000 | 1,412,200 | 1,502,800 | 1,622,350 | 1,719,250 | 1,824,450 | 1,906,350 |
| Condo | 421,900 | 425,200 | 447,000 | 496,150 | 547,800 | 607,150 | 662,650 | 707,500 | 742,500 | 750,100 | 756,000 |
| Two Family | 975,400 | 981,500 | 1,032,400 | 1,160,450 | 1,307,850 | 1,442,000 | 1,559,650 | 1,726,800 | 1,818,700 | 1,885,900 | 1,966,300 |
| Three Family | 1,151,400 | 1,152,400 | 1,209,400 | 1,275,300 | 1,444,000 | 1,573,250 | 1,685,100 | 1,843,800 | 1,918,000 | 1,990,800 | 2,072,950 |



FY21 Personal Exemptions

| Category (Chapter 59:5, clause:) | No. | Amount |
|----------------------------------|------------|------------------|
| 17D Surviving Spouse & Minors | 2 | \$700 |
| 22 Veterans | 54 | \$50,755.08 |
| 37 Visually Impaired | 31 | \$26,985.73 |
| 41C Elderly | 10 | \$7,926.72 |
| 42 Surviving Spouse Police/Fire | 1 | \$8,679.96 |
| Tax Deferrals (41A) | 8 | \$78,603.15 |
| Senior Work-off Abatements | 24 | \$34,052.99 |
| Total All Classes | 130 | \$207,704 |

New Senior Tax Relief Efforts

Senior Tax Deferrals

- Income Limit \$88,000
- Interest Rate .89%
- Minimum Age 65 yrs-old
- Watch Video Program on Assessor's Website produced by Brookline Age Friendly TV



Tax Aid Fund-Committee

- Voluntary Tax Bill Donations to the Tax Aid Fund using:
- For Seniors & Disabled Homeowners
- Applications & Requirements Available in the Assessor's Office



TAX ASSISTANCE PROGRAMS [Fiscal Year 2022]:**Assessor's Office – Town Hall Room 215**

Phone: 617-730-2060

Email: assessors@brooklinema.gov

Hours: Monday – Thursday, 8AM – 5PM;

Friday, 8AM – 12:30PM

Address: 333 Washington Street, Brookline MA 02445

Tax Exemption for Older Citizens (Clause 41C):

To qualify, a taxpayer:

- Must be over 65 years of age as of July 1, 2021 **AND**
- Must have primary residence in Massachusetts for ten years and owned property in the state for five years and must have occupied the property as of July 1, 2021 **AND**
- Must have a **whole estate** (the value of personal property excluding domicile) of less than \$48,232 if single, \$66,320 if married **AND**
- Must have a **gross income** less than \$24,117 if single, \$36,174 if married, after subtracting an allowable exclusion (\$4,911 worker, \$2,456 spouse).

Approved exemption amount ranges from \$500 to \$1,000.

Tax Deferral for Older Citizens (Clause 41A):

To qualify, a taxpayer:

- Must be over 65 years of age as of July 1, 2021 **AND**
- Must have primary residence in Massachusetts for ten years and owned property in the state for five years **AND**
- Must have occupied the property as of July 1, 2021 **AND**
- Must have a total gross income of less than \$88,000 per year

Approved taxpayer is entitled to defer (delay) payment of any portion of the property tax bill. Annual application.

Senior Circuit Breaker Credit:

To qualify, a taxpayer:

- Must be 65 or older before December 31, 2021 **AND**
- Must own or rent in Massachusetts as principal residence **AND**
- Must have gross income less than \$61,000 if such person is single and not head of household, less than \$76,000 if such person is head of household, or less than \$92,000 if such person files a joint tax return with spouse **AND**
- Must not have an assessed real estate valuation exceeding \$848,000

Upon approval, taxpayer is entitled up to \$1,150 of State Income Tax Credit (Not Property Taxes).

Senior Property Tax Work-Off Program:

To qualify, a taxpayer:

- Must be sixty (60) years of age or older as of July 1, 2021 **AND**
- Must own and occupy, as principal place of residence to which the tax work-off credit will be applied as of July 1, 2021 **AND**
- Must have gross income less than \$70,750 **AND**
- Must work as a volunteer for a designated Town Department for 111 hours within the tax year.
- Receive up to \$1,500 property tax abatement.

For applications contact the REAP Coordinator at the Brookline Senior Center at 617-730-2767.

Elderly, Surviving Spouse, Minor Child (Clause 17D):

To qualify, a taxpayer:

- Must be a surviving spouse or surviving minor child or must be over 70 years of age as of July 1, 2021 **AND**
- Must have owned and occupied the property for five years **AND**
- Must have a **whole estate** (the value of personal property less domicile) of less than \$62,483

Approved exemption amount ranges from \$175 to \$350.

Disabled Veteran (Clause 22):

To qualify, a taxpayer:

- Must be a veteran or spouse of a veteran **AND**
- Must have a service-connected disability of 10% or more **OR**
- Have been awarded the Purple Heart **OR**
- Be a veteran of the Spanish, Philippine or Chinese Expedition **OR**
- Have been awarded the Congressional Medal of Honor, Distinguished Service Cross, Air Force Cross or Navy Cross **OR**
- Surviving parents of military personnel who died in military service (Gold Star Parents)

Exemption is \$400 up to full tax bill amount.

Blind Person (Clause 37A):

To qualify, a taxpayer:

- Must be a legal resident of the Commonwealth of Massachusetts **AND**
- Own and occupy the property as his/her domicile as of July 1 **AND**
- File current proof of blindness each year with the application.

Approved exemption amount ranges from \$500 to \$1,000.

MDM-1 - Fiscal Year 2021

Clauses with an asterisk by State Reimbursement column are not reimbursed by the Commonwealth.

| Clause | Type | Number of Exemptions Granted | Tax Dollars Abated on Exemptions | State Reimbursement |
|--|--|------------------------------|----------------------------------|---------------------|
| 17 | Surviving Spouses, minors or persons 70 years or over | 0 | 0.00 | 0.00 |
| 17C | Surviving Spouses, minors or persons 70 years or over | 0 | 0.00 | 0.00 |
| 17C 1/2 | Surviving Spouses, minors or persons 70 years or over | 0 | 0.00 | 0.00 |
| 17D | Surviving Spouses, minors or persons 70 years or over | 2 | 700.00 | 1,464.00 |
| 18 | Hardship | 0 | 0.00 | 0.00* |
| 18A | Deferred taxes | 0 | 0.00 | 0.00* |
| 22(a-f) | Veterans | 44 | 34,240.94 | 9,900.00 |
| Para | Paraplegics & surviving spouses of paraplegics (G.L. 58 §8) | 0 | 0.00 | 0.00 |
| 22A | Veterans & surviving spouses | 0 | 0.00 | 0.00 |
| 22B | Veterans & surviving spouses | 0 | 0.00 | 0.00 |
| 22C | Veterans & surviving spouses | 0 | 0.00 | 0.00 |
| 22D | Surviving spouse | 0 | 0.00 | 0.00 |
| 22E | Veterans & surviving spouses | 10 | 16,514.14 | 7,250.00 |
| 37 | Blind | 0 | 0.00 | 0.00 |
| 37A | Blind | 31 | 26,985.73 | 2,712.50 |
| 41 | Certain elderly persons 70 years of age or over | 0 | 0.00 | |
| 41B | Certain elderly persons 70 years of age or over | 0 | 0.00 | |
| 41C | Certain elderly persons 70 years of age or over | 10 | 7,926.72 | |
| 41C 1/2 | Certain elderly persons 70 years of age or over | 0 | 0.00 | |
| 41A | Deferred taxes -- persons 65 years or over | 8 | 78,603.15 | 0.00* |
| 42 | Surv. spouses of police officers/firefighters killed in the line of duty | 1 | 8,679.96 | 0.00* |
| 43 | Surv. minors of police officers/firefighters killed in the line of duty | 0 | 0.00 | 0.00* |
| 50 | Elderly housing (G.L. 59 §5) | 0 | 0.00 | 0.00* |
| 52 | Elderly persons water/sewer debt shift (G.L. 59 §5) | 0 | 0.00 | 0.00* |
| 53 | Septic system/cesspool (G.L. 59 §5) | 0 | 0.00 | 0.00* |
| 56 | Guardsman and Reservists Deployed | 0 | 0.00 | 0.00* |
| 57 | Optional Senior Exemption | 0 | 0.00 | 0.00* |
| Total | | 106 | 173,650.64 | 21,326.50 |
| Chapter 73, §4, Acts of 1986, percentage adopted | | | 0.00 | |

Signatures

Assessor/Assessing Clerk

Rachid Belhocine, Chief Assessor , Brookline , rbelhocine@brooklinema.gov 617-730-2060 | 6/16/2021 8:45 AM

Documents

No documents have been uploaded.

8.A.

| Tax Rate History for the Town of Brookline | | | | |
|--|---|---------------------------------------|------------------------|-------------------------------------|
| Fiscal Year | | Tax Rates & Res. Exem. | Billing Date | Tax Bill & Abatement Due Date |
| FY 2010 Update | Residential Commercial Res. Exemption Res. Exemption Tax | 10.97 17.80 162,904 1,787.06 | 31-Dec-09 Thursday | 1-Feb-10 Monday |
| FY 2011 Update | Residential Commercial Res. Exemption Res. Exemption Tax | 11.30 18.30 162,607 1,837.46 | 31-Dec-10 Friday | 1-Feb-11 Tuesday |
| FY 2012 Revaluation | Residential Commercial Res. Exemption Res. Exemption Tax | 11.40 18.58 165,764 1,889.71 | 28-Dec-11 Wednesday | 1-Feb-12 Wednesday |
| FY 2013 Update | Residential Commercial Res. Exemption Res. Exemption Tax | 11.65 18.97 167,761 1,954.42 | 31-Dec-12 Friday | 1-Feb-13 Friday |
| FY 2014 Update | Residential Commercial Res. Exemption Res. Exemption Tax | 11.39 18.50 175,127 1,994.70 | 31-Dec-13 Tuesday | 3-Feb-14 Monday |
| FY 2015 Revaluation | Residential Commercial Res. Exemption Res. Exemption Tax | 10.68 17.39 191,357 2,043.69 | 31-Dec-14 Tuesday | 2-Feb-15 Monday |
| FY 2016 Update | Residential Commercial Res. Exemption Res. Exemption Tax | 10.42 16.99 209,531 2,183.31 | 31-Dec-15 Thursday | 1-Feb-16 Monday |
| FY 2017 Update | Residential Commercial Res. Exemption Res. Exemption Tax | 9.88 16.20 229,655 2,268.99 | 30-Dec-16 Friday | 1-Feb-17 Wednesday |
| FY 2018 Update | Residential Commercial Res. Exemption Res. Exemption Tax | 9.46 15.72 246,775 2,334.49 | 29-Dec-17 Friday | 1-Feb-18 Thursday |
| FY 2019 Revaluation | Residential Commercial Res. Exemption Res. Exemption Tax | 9.37 15.37 276,758 2,593.22 | 28-Dec-18 Friday | 1-Feb-19 Friday |
| FY 2020 Update | Residential Commercial Res. Exemption Res. Exemption Tax | 9.45 15.53 292,060 2,759.97 | 30-Dec-19 Friday | 3-Feb-20 Friday |
| FY 2021 Update | Residential Commercial Res. Exemption Res. Exemption Tax | 9.80 15.99 302,590 2,965.38 | 31-Dec-20 Thursday | 1-Feb-21 Monday |

**THE FOLLOWING WORKSHEETS SHOW THE IMPACT
OF THE RESIDENTIAL EXEMPTION AT VARIOUS AMOUNTS**

8.A.

FY22 Residential Exemption Factors & Impact Worksheet

Before Classification

| | | | |
|-------------------------------------|-----------|------------------|-------------------------------------|
| Projected Total Tax Levy = | \$ | 272,124,853 | |
| Residential Levy @ MRF of 1.0 = | \$ | 245,781,534 | 90.3194% % of Res. Value |
| Residential Tax Rate @ MRF of 1.0 = | | 9.68 | Tax / Value = Rate |
| Avg. Res.Property Full Tax = | \$ | 14,315.43 | Before Classification |
| Eligible Properties = | | 10,029.18 | At 20% Residential Exemption |

| | | | | | | | | |
|----------------------------------|----------------|------------------|---------------|-------------|----------------------------|----------------------|-----------------|--------------------|
| Total Residential Value | \$ | 25,395,421,181 | | | | | | |
| Total Residential Parcel Count | | 17,169 | | | | | | |
| Average Residential Value | | 1,479,144 | Factor | Vote | Total Exempt Amount | Adj. Tax Rate | Adj. Tax | Tax Savings |
| Residential Exemption | 517,700 | 35% | | \$ | 5,192,109,007 | \$ 12.17 | \$ 11,696 | \$ 2,619 |
| | 443,743 | 30% | | \$ | 4,450,379,149 | 11.73 | 12,150 | 2,165 |
| | 369,786 | 25% | | \$ | 3,708,649,290 | 11.33 | 12,573 | 1,743 |
| | 295,829 | 20% | | | 2,966,919,432 | 10.96 | 12,967 | 1,348 |
| | 221,872 | 15% | | \$ | 2,225,189,574 | 10.61 | 13,337 | 979 |
| | 147,914 | 10% | | \$ | 1,483,459,716 | 10.28 | 13,683 | 632 |
| | 73,957 | 5% | | \$ | 741,729,858 | 9.97 | 14,009 | 307 |

Using 20 %Residential Exemption Impact at Various Assessments

| | Full Value | W/Res.Exempt. | Full Tax | Adj.Tax | Tax Δ |
|-------------------------|------------------|---------------------|---------------|---------------|----------|
| \$ | 500,000 | \$ 204,171 | 4,839 | 2,237 | (2,602) |
| | 750,000 | \$ 454,171 | 7,259 | 4,977 | (2,282) |
| | 1,000,000 | \$ 704,171 | 9,678 | 7,717 | (1,962) |
| | 1,250,000 | \$ 954,171 | 12,098 | 10,456 | (1,641) |
| | 1,500,000 | \$ 1,204,171 | 14,517 | 13,196 | (1,321) |
| | 1,750,000 | \$ 1,454,171 | 16,937 | 15,935 | (1,001) |
| | 2,000,000 | \$ 1,704,171 | 19,356 | 18,675 | (681) |
| | 2,450,000 | \$ 2,154,171 | 23,712 | 23,606 | (105) |
| Break Even Value | 2,532,200 | \$ 2,236,371 | 24,507 | 24,507 | 0 |
| | 3,000,000 | \$ 2,704,171 | 29,035 | 29,634 | 599 |
| | 3,500,000 | \$ 3,204,171 | 33,874 | 35,113 | 1,239 |
| | 4,000,000 | \$ 3,704,171 | 38,713 | 40,592 | 1,879 |

8.A.
Expanded Tax Rate Worksheet
20% Res. Exemption

| | | | | | | | | | |
|-----------------------------|--------------------|----------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| FY2022 | At 20% RE | 1.000000 | 1.000000 | 1.000000 | 1.000000 | 1.000000 | 1.00000 | 1.000000 | 1.000000 |
| Full Value Res. % | | 0.903194 | 0.903194 | 0.903194 | 0.903194 | 0.903194 | 0.903194 | 0.903194 | 0.903194 |
| Full Value CIP % | | 0.096806 | 0.096806 | 0.096806 | 0.096806 | 0.096806 | 0.096806 | 0.096806 | 0.096806 |
| Selected CIP Factor | | 1.747000 | 1.739000 | 1.730000 | 1.721000 | 1.719000 | 1.714000 | 1.713000 | 1.705000 |
| Factored CIP % | | 0.169120 | 0.168346 | 0.167474 | 0.166603 | 0.166410 | 0.165925 | 0.165829 | 0.165054 |
| Res Shifted % | | 0.830880 | 0.831654 | 0.832526 | 0.833397 | 0.833590 | 0.834075 | 0.834171 | 0.834946 |
| Selected Res. Factor | | 0.919935 | 0.920793 | 0.921757 | 0.922722 | 0.922936 | 0.923472 | 0.923579 | 0.924437 |
| Total Taxable Values | | Tax Rates> | | | | | | | |
| Residential | 22,428,499,491 | 10.08 | 10.09 | 10.10 | 10.11 | 10.11 | 10.12 | 10.12 | 10.13 |
| CIP | 2,721,937,568 | 16.91 | 16.83 | 16.74 | 16.66 | 16.64 | 16.59 | 16.58 | 16.50 |
| Target Levy | 272,124,853 | | | | | | | | |
| | Actual Levy | 272,107,239 | 272,113,769 | 272,093,080 | 272,099,610 | 272,045,171 | 272,133,359 | 272,106,140 | 272,112,670 |
| | Excess/Over | (17,614) | (11,084) | (31,774) | (25,244) | (79,682) | 8,506 | (18,714) | (12,184) |
| | Cannot be over + | OVER | | | | | | | |
| Tax Rate Change Over FY21 | | | | | | | | | |
| 9.80 Residential | | 2.87% | 2.96% | 3.07% | 3.18% | 3.20% | 3.26% | 3.28% | 3.37% |
| 15.99 Commercial | | 5.74% | 5.26% | 4.71% | 4.17% | 4.04% | 3.74% | 3.68% | 3.20% |
| | | FY21 Selected Factor | | | | | | | |

TOWN OF BROOKLINE FY2022 TAX RATE OPTIONS WORKSHEET

Residential Exemption @ **20%**

Potential FY22 Tax Rates at Various Shifts 1.70-1.75 (Adjusted for the Residential Exemption)

MEDIAN VALUES & TAX AMOUNTS AFTER THE RESIDENTIAL EXEMPTION @ 20% (\$295,829)*

| CIP Shift | FY21 | 1.747 | 1.739 | 1.730 | 1.721 | 1.719 | 1.714 | 1.713 | 1.705 |
|-----------------------------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Res. Levy % | 82.90% | 83.09% | 83.17% | 83.25% | 83.34% | 83.36% | 83.41% | 83.42% | 83.49% |
| Res. Tax Rate | 9.80 | 10.08 | 10.09 | 10.10 | 10.11 | 10.11 | 10.12 | 10.12 | 10.13 |
| CIP Levy % | 17.10% | 16.91% | 16.83% | 16.75% | 16.66% | 16.64% | 16.59% | 16.58% | 16.51% |
| CIP Tax Rate | 15.99 | 16.91 | 16.83 | 16.74 | 16.66 | 16.64 | 16.59 | 16.58 | 16.50 |
| Levy Shift | 7.23% | 7.15% | 7.07% | 6.98% | 6.96% | 6.91% | 6.90% | 6.82% | |
| FY22 Median SFL Value | 1,610,521 | | | | | | | | |
| Real Estate Tax | | 16,236 | 16,251 | 16,268 | 16,285 | 16,289 | 16,298 | 16,300 | 16,315 |
| Change over FY21 | 14,916 | 1,320 | 1,335 | 1,352 | 1,369 | 1,373 | 1,382 | 1,384 | 1,399 |
| % Increase in Tax | | 8.8% | 8.9% | 9.1% | 9.2% | 9.2% | 9.3% | 9.3% | 9.4% |
| FY22 Median Res. Condo | 460,171 | | | | | | | | |
| Real Estate Tax | | 4,639 | 4,643 | 4,648 | 4,653 | 4,654 | 4,657 | 4,657 | 4,662 |
| Change over FY21 | 4,386 | 253 | 257 | 262 | 267 | 268 | 271 | 271 | 276 |
| % Increase in Tax | | 5.8% | 5.9% | 6.0% | 6.1% | 6.1% | 6.2% | 6.2% | 6.3% |
| FY22 Median Two-Family | 1,670,471 | | | | | | | | |
| Real Estate Tax | | 16,840 | 16,856 | 16,873 | 16,891 | 16,895 | 16,905 | 16,907 | 16,923 |
| Change over FY21 | 15,518 | 1,322 | 1,338 | 1,355 | 1,373 | 1,377 | 1,387 | 1,389 | 1,404 |
| % Increase in Tax | | 8.5% | 8.6% | 8.7% | 8.8% | 8.9% | 8.9% | 8.9% | 9.0% |
| FY22 Median Three-Family | 1,777,121 | | | | | | | | |
| Real Estate Tax | | 17,915 | 17,932 | 17,951 | 17,970 | 17,974 | 17,984 | 17,986 | 18,003 |
| Change over FY21 | 16,546 | 1,369 | 1,386 | 1,404 | 1,423 | 1,427 | 1,438 | 1,440 | 1,457 |
| % Increase in Tax | | 8.3% | 8.4% | 8.5% | 8.6% | 8.6% | 8.7% | 8.7% | 8.8% |
| FY22 Median Multi-Fam./Apt | 3,358,000 | | | | | | | | |
| Real Estate Tax | | 33,852 | 33,884 | 33,919 | 33,955 | 33,963 | 33,982 | 33,986 | 34,018 |
| Change over FY21 | 33,003 | 849 | 881 | 916 | 952 | 960 | 979 | 983 | 1,015 |
| % Increase in Tax | | 2.6% | 2.7% | 2.8% | 2.9% | 2.9% | 3.0% | 3.0% | 3.1% |
| FY22 Median Commercial | 1,972,700 | | | | | | | | |
| Real Estate Tax | | 33,354 | 33,201 | 33,029 | 32,858 | 32,819 | 32,724 | 32,705 | 32,552 |
| Change over FY21 | 31,849 | 1,505 | 1,352 | 1,181 | 1,009 | 971 | 875 | 856 | 703 |
| % Increase in Tax | | 4.7% | 4.2% | 3.7% | 3.2% | 3.0% | 2.7% | 2.7% | 2.2% |

*Note: Apartment&Commercial
Medians Exclude Res. Ex.

FY21
Selected
Factor

| Class | FY22 Valuation | % of Value |
|----------------------|-----------------------|-------------|
| Residential | \$ 25,395,421,181 | 90.3194% |
| Taxable | 22,428,499,491 | |
| Rex. Exemption | 2,966,921,690 | |
| Commercial | 2,412,268,798 | 8.5793% |
| Industrial | 21,051,100 | 0.0749% |
| Personal Prop. | 288,617,670 | 1.0265% |
| Total | \$ 28,117,358,749 | 100.000% |
| CIP Classes | 2,721,937,568 | 9.6806% |
| FY22 Projected Levy | 272,124,853 | |
| Single Tax Rate | 9.68 | per \$1,000 |
| RRw/RE & factor of 1 | 10.96 | per \$1,000 |

| | | |
|---------------------------|----------------|------|
| Levy Limit Details | | |
| FY21 Levy Limit | \$ 242,349,097 | |
| Allowable 2.5% | 6,058,727 | 2.5% |
| New Growth | 3,458,837 | 1.4% |
| FY22 Maximum Levy | 251,866,661 | |

| | | |
|-----------------------------|----------------|---------|
| FY22 Debt. Exclusion | 20,258,192 | Δ Prior |
| Total Projected Levy | \$ 272,124,853 | 12.3% |

| | | |
|-------------------------|----------------|--|
| FY21 Actual Levy | \$ 255,693,301 | |
|-------------------------|----------------|--|

| | | |
|----------------------------|--------------------|---------------|
| FY22 Projected Levy | @1.714Shift | Levy % |
| Residential | \$ 226,976,415 | 83.4% |
| Commercial | 40,019,539 | 14.7% |
| Industrial | 349,238 | 0.1% |
| Personal Property | 4,788,167 | 1.8% |
| Total | 272,133,359 | 100.0% |
| Excess Levy | \$ 8,506 | |

8.A.

FY22 Residential Exemption Factors & Impact Worksheet

Before Classification

| | | |
|---|------------------|-------------------------------------|
| Projected Total Tax Levy = \$ | 272,124,853 | |
| Residential Levy @ MRF of 1.0 = \$ | 245,781,534 | 90.3194% % of Res. Value |
| Residential Tax Rate @ MRF of 1.0 = | 9.68 | Tax / Value = Rate |
| Avg. Res. Property Full Tax = \$ | 14,315.43 | Before Classification |
| Eligible Properties = | 10,019.77 | At 22% Residential Exemption |

| | | | | | | | |
|----------------------------------|-------------------|---------------|-------------|----------------------------|----------------------|-----------------|--------------------|
| Total Residential Value | \$ 25,395,421,181 | | | | | | |
| Total Residential Parcel Count | 17,169 | | | | | | |
| Average Residential Value | 1,479,144 | Factor | Vote | Total Exempt Amount | Adj. Tax Rate | Adj. Tax | Tax Savings |
| Residential Exemption | 517,700 | 35% | | \$ 5,187,237,712 | \$ 12.16 | \$ 11,694 | \$ 2,622 |
| | 443,743 | 30% | | 4,446,203,753 | 11.73 | 12,148 | 2,168 |
| | 325,412 | 22% | | 3,260,549,419 | 11.10 | 12,811 | 1,505 |
| | 295,829 | 20% | | 2,964,135,835 | 10.96 | 12,966 | 1,350 |
| | 221,872 | 15% | | 2,223,101,877 | 10.61 | 13,335 | 980 |
| | 147,914 | 10% | | 1,482,067,918 | 10.28 | 13,682 | 633 |
| | 73,957 | 5% | | 741,033,959 | 9.97 | 14,008 | 307 |

Using 22 %Residential Exemption Impact at Various Assessments

| | Full Value | W/Res.Exempt. | Full Tax | Adj.Tax | Tax Δ |
|------------------|------------|---------------|----------|---------|---------|
| | \$ 500,000 | \$ 174,588 | 4,839 | 1,939 | (2,900) |
| | 750,000 | \$ 424,588 | 7,259 | 4,715 | (2,544) |
| | 1,000,000 | \$ 674,588 | 9,678 | 7,491 | (2,188) |
| | 1,250,000 | \$ 924,588 | 12,098 | 10,266 | (1,831) |
| | 1,500,000 | \$ 1,174,588 | 14,517 | 13,042 | (1,475) |
| | 1,750,000 | \$ 1,424,588 | 16,937 | 15,818 | (1,118) |
| | 2,000,000 | \$ 1,674,588 | 19,356 | 18,594 | (762) |
| | 2,452,000 | \$ 2,126,588 | 23,731 | 23,613 | (118) |
| Break Even Value | 2,534,600 | \$ 2,209,188 | 24,530 | 24,530 | 0 |
| | 3,000,000 | \$ 2,674,588 | 29,035 | 29,698 | 664 |
| | 3,500,000 | \$ 3,174,588 | 33,874 | 35,250 | 1,376 |
| | 4,000,000 | \$ 3,674,588 | 38,713 | 40,802 | 2,089 |

8.A.
Expanded Tax Rate worksheet
22% Res. Exemption

| | | | | | | | | | |
|----------------------------------|------------------|----------------------------|-----------------|-----------------|-----------------|-----------------|--------------------|-----------------|-----------------|
| FY2022 | At 22% RE | 1.000000 | 1.000000 | 1.000000 | 1.000000 | 1.000000 | 1.00000 | 1.000000 | 1.000000 |
| Full Value Res. % | | 0.903194 | 0.903194 | 0.903194 | 0.903194 | 0.903194 | 0.903194 | 0.903194 | 0.903194 |
| Full Value CIP % | | 0.096806 | 0.096806 | 0.096806 | 0.096806 | 0.096806 | 0.096806 | 0.096806 | 0.096806 |
| Selected CIP Factor | | 1.750000 | 1.742000 | 1.734000 | 1.726000 | 1.717000 | 1.714000 | 1.709000 | 1.700000 |
| Factored CIP % | | 0.169411 | 0.168636 | 0.167862 | 0.167087 | 0.166216 | 0.165925 | 0.165441 | 0.164570 |
| Res Shifted % | | 0.830590 | 0.831364 | 0.832138 | 0.832913 | 0.833784 | 0.834075 | 0.834559 | 0.835430 |
| Selected Res.Factor | | 0.919614 | 0.920471 | 0.921329 | 0.922186 | 0.923151 | 0.923472 | 0.924008 | 0.924973 |
| Total Taxable Values | | Tax Rates> | | | | | | | |
| Residential | 22,134,868,279 | 10.21 | 10.22 | 10.23 | 10.24 | 10.25 | 10.25 | 10.26 | 10.27 |
| CIP | 2,721,937,568 | 16.94 | 16.86 | 16.78 | 16.70 | 16.62 | 16.59 | 16.54 | 16.45 |
| Target Levy | 272,124,853 | | | | | | | | |
| Actual Levy | | 272,106,628 | 272,110,221 | 272,113,815 | 272,117,409 | 272,121,002 | 272,039,344 | 272,124,596 | 272,100,970 |
| | | Excess/Over | (18,226) | (14,632) | (11,039) | (7,445) | (3,851) | (85,509) | (258) |
| | | Cannot be over + | | | | | | | |
| Tax Rate Change Over FY21 | | | | | | | | | |
| 9.80 Residential | | 4.20% | 4.29% | 4.39% | 4.49% | 4.60% | 4.63% | 4.69% | 4.80% |
| 15.99 Commercial | | 5.92% | 5.44% | 4.95% | 4.47% | 3.92% | 3.74% | 3.44% | 2.89% |
| | | FY21 Selected Factor | | | | | | | |

TOWN OF BROOKLINE FY2022 TAX RATE OPTIONS WORKSHEET

Residential Exemption @ **22%**

Potential FY22 Tax Rates at Various Shifts 1.70-1.75 (Adjusted for the Residential Exemption)

MEDIAN VALUES & TAX AMOUNTS AFTER THE RESIDENTIAL EXEMPTION @ 22% (\$325,412)*

| Class | FY22 Valuation | % of Value |
|----------------------|-----------------------|-------------|
| Residential | \$ 25,395,421,181 | 90.3194% |
| Taxable | 22,134,868,279 | |
| Rex. Exemption | 3,260,552,902 | |
| Commercial | 2,412,268,798 | 8.5793% |
| Industrial | 21,051,100 | 0.0749% |
| Personal Prop. | 288,617,670 | 1.0265% |
| Total | \$ 28,117,358,749 | 100.000% |
| CIP Classes | 2,721,937,568 | 9.6806% |
| FY22 Projected Levy | 272,124,853 | |
| Single Tax Rate | 9.68 | per \$1,000 |
| RRw/RE & factor of 1 | 11.10 | per \$1,000 |

Levy Limit Details

| | | |
|-------------------|----------------|------|
| FY21 Levy Limit | \$ 242,349,097 | |
| Allowable 2.5% | 6,058,727 | 2.5% |
| New Growth | 3,458,837 | 1.4% |
| FY22 Maximum Levy | 251,866,661 | |

| | | |
|-----------------------------|----------------|---------|
| FY22 Debt. Exclusion | 20,258,192 | Δ Prior |
| Total Projected Levy | \$ 272,124,853 | 12.3% |

| | | |
|-------------------------|----------------|--|
| FY21 Actual Levy | \$ 255,693,301 | |
|-------------------------|----------------|--|

| | | |
|----------------------------|--------------------|---------------|
| FY22 Projected Levy | @1.714Shift | Levy % |
| Residential | \$ 226,882,400 | 83.4% |
| Commercial | 40,019,539 | 14.7% |
| Industrial | 349,238 | 0.1% |
| Personal Property | 4,788,167 | 1.8% |
| Total | 272,039,344 | 100.0% |
| Excess Levy | \$ (85,509) | |

| CIP Shift | FY21 | 1.750 | 1.742 | 1.734 | 1.726 | 1.717 | 1.714 | 1.709 | 1.700 |
|------------------------------------|------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Res. Levy % | 82.90% | 83.06% | 83.14% | 83.21% | 83.29% | 83.38% | 83.41% | 83.46% | 83.54% |
| Res. Tax Rate | 9.80 | 10.21 | 10.22 | 10.23 | 10.24 | 10.25 | 10.25 | 10.26 | 10.27 |
| CIP Levy % | 17.10% | 16.94% | 16.86% | 16.79% | 16.71% | 16.62% | 16.59% | 16.54% | 16.46% |
| CIP Tax Rate | 15.99 | 16.94 | 16.86 | 16.78 | 16.70 | 16.62 | 16.59 | 16.54 | 16.45 |
| Levy Shift | | 7.26% | 7.18% | 7.11% | 7.03% | 6.94% | 6.91% | 6.86% | 6.78% |
| FY22 Median SFL Value | 1,580,938 | | | | | | | | |
| Real Estate Tax | | 16,143 | 16,158 | 16,173 | 16,188 | 16,205 | 16,211 | 16,220 | 16,237 |
| Change over FY21 | 14,916 | 1,227 | 1,242 | 1,257 | 1,272 | 1,289 | 1,295 | 1,304 | 1,321 |
| % Increase in Tax | | 8.2% | 8.3% | 8.4% | 8.5% | 8.6% | 8.7% | 8.7% | 8.9% |
| FY22 Median Res. Condo | 430,588 | | | | | | | | |
| Real Estate Tax | | 4,397 | 4,401 | 4,405 | 4,409 | 4,414 | 4,415 | 4,418 | 4,422 |
| Change over FY21 | 4,386 | 11 | 15 | 19 | 23 | 28 | 29 | 32 | 36 |
| % Increase in Tax | | 0.2% | 0.3% | 0.4% | 0.5% | 0.6% | 0.7% | 0.7% | 0.8% |
| FY22 Median Two-Family | 1,640,888 | | | | | | | | |
| Real Estate Tax | | 16,755 | 16,771 | 16,787 | 16,802 | 16,820 | 16,826 | 16,836 | 16,853 |
| Change over FY21 | 15,518 | 1,237 | 1,253 | 1,268 | 1,284 | 1,302 | 1,308 | 1,317 | 1,335 |
| % Increase in Tax | | 8.0% | 8.1% | 8.2% | 8.3% | 8.4% | 8.4% | 8.5% | 8.6% |
| FY22 Median Three-Family | 1,747,538 | | | | | | | | |
| Real Estate Tax | | 17,844 | 17,861 | 17,878 | 17,894 | 17,913 | 17,919 | 17,930 | 17,948 |
| Change over FY21 | 16,546 | 1,298 | 1,315 | 1,331 | 1,348 | 1,367 | 1,373 | 1,383 | 1,402 |
| % Increase in Tax | | 7.8% | 7.9% | 8.0% | 8.1% | 8.3% | 8.3% | 8.4% | 8.5% |
| FY22 Median Multi-Fam./Apt. | 3,358,000 | | | | | | | | |
| Real Estate Tax | | 34,289 | 34,321 | 34,353 | 34,385 | 34,421 | 34,433 | 34,453 | 34,489 |
| Change over FY21 | 33,003 | 1,286 | 1,318 | 1,350 | 1,382 | 1,418 | 1,430 | 1,450 | 1,486 |
| % Increase in Tax | | 3.9% | 4.0% | 4.1% | 4.2% | 4.3% | 4.3% | 4.4% | 4.5% |
| FY22 Median Commercial | 1,972,700 | | | | | | | | |
| Real Estate Tax | | 33,411 | 33,259 | 33,106 | 32,953 | 32,781 | 32,724 | 32,628 | 32,457 |
| Change over FY21 | 31,849 | 1,562 | 1,410 | 1,257 | 1,104 | 932 | 875 | 780 | 608 |
| % Increase in Tax | | 4.9% | 4.4% | 3.9% | 3.5% | 2.9% | 2.7% | 2.4% | 1.9% |

*Note: Apartment&Commercial
Medians Exclude Res. Ex.

FY21
Selected
Factor

Additional Residential Exemption Options at Classification of 1.714

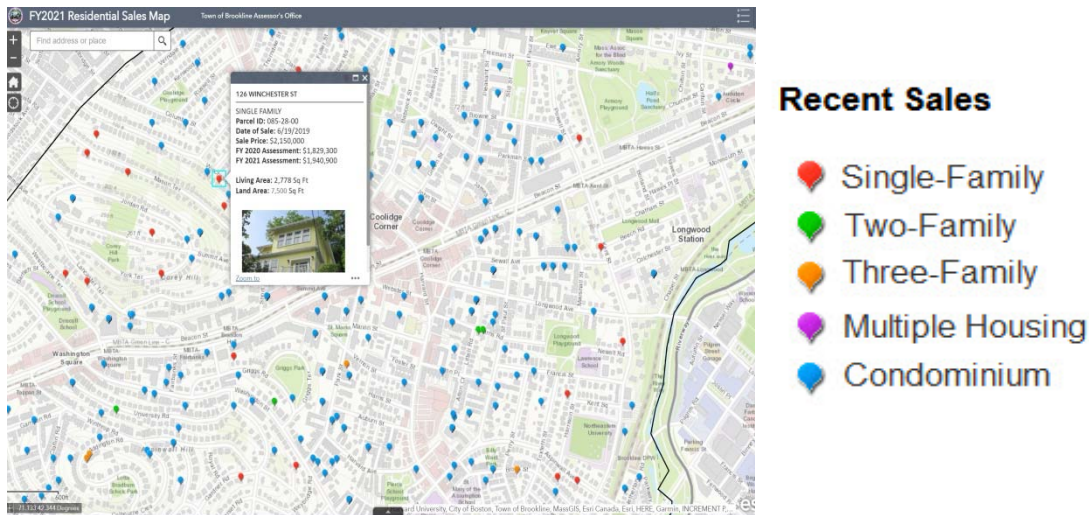
BASED ON MEDIAN VALUES BY CLASS

FY2022

| Residential Exemption % | 0% | 20% | 21% | 22% | 23% | 24% | 25% | 30% | 35% |
|--------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| FY22 Tax Rates at 1.714 Shift | 8.94 | 10.12 | 10.19 | 10.25 | 10.32 | 10.39 | 10.46 | 10.82 | 11.19 |
| Single Family | | | | | | | | | |
| Value Before Res. Exemption | 1,906,350 | 1,906,350 | 1,906,350 | 1,906,350 | 1,906,350 | 1,906,350 | 1,906,350 | 1,906,350 | 1,906,350 |
| Res. Exemption Amount | - | 295,829 | 310,620 | 325,412 | 340,203 | 354,995 | 369,786 | 443,743 | 517,700 |
| Net Taxable Value | \$ 1,906,350 | \$ 1,610,521 | \$ 1,595,730 | \$ 1,580,938 | \$ 1,566,147 | \$ 1,551,355 | \$ 1,536,564 | \$ 1,462,607 | \$ 1,388,650 |
| Total Property Tax | 17,043 | 16,298 | 16,260 | 16,205 | 16,163 | 16,119 | 16,072 | 15,825 | 15,539 |
| FY2021 Median Value Tax | 14,916 | 14,916 | 14,916 | 14,916 | 14,916 | 14,916 | 14,916 | 14,916 | 14,916 |
| Tax Change Over FY2021 | 2,127 | 1,382 | 1,344 | 1,289 | 1,247 | 1,203 | 1,156 | 909 | 623 |
| % Change Over FY2021 | 14.3% | 9.3% | 9.0% | 8.6% | 8.4% | 8.1% | 7.8% | 6.1% | 4.2% |
| Condominium | | | | | | | | | |
| Value Before Res. Exemption | 756,000 | 756,000 | 756,000 | 756,000 | 756,000 | 756,000 | 756,000 | 756,000 | 756,000 |
| Res. Exemption Amount | - | 295,829 | 310,620 | 325,412 | 340,203 | 354,995 | 369,786 | 443,743 | 517,700 |
| Net Taxable Value | \$ 756,000 | \$ 460,171 | \$ 445,380 | \$ 430,588 | \$ 415,797 | \$ 401,005 | \$ 386,214 | \$ 312,257 | \$ 238,300 |
| Total Property Tax | 6,759 | 4,657 | 4,538 | 4,414 | 4,291 | 4,166 | 4,040 | 3,379 | 2,667 |
| FY2021 Median Value Tax | 4,386 | 4,386 | 4,386 | 4,386 | 4,386 | 4,386 | 4,386 | 4,386 | 4,386 |
| Tax Change Over FY2021 | 2,373 | 271 | 152 | 28 | (95) | (220) | (346) | (1,007) | (1,719) |
| % Change Over FY2021 | 54.1% | 6.2% | 3.5% | 0.6% | -2.2% | -5.0% | -7.9% | -23.0% | -39.2% |
| Two Family | | | | | | | | | |
| Value Before Res. Exemption | 1,966,300 | 1,966,300 | 1,966,300 | 1,966,300 | 1,966,300 | 1,966,300 | 1,966,300 | 1,966,300 | 1,966,300 |
| Res. Exemption Amount | - | 295,829 | 310,620 | 325,412 | 340,203 | 354,995 | 369,786 | 443,743 | 517,700 |
| Net Taxable Value | \$ 1,966,300 | \$ 1,670,471 | \$ 1,655,680 | \$ 1,640,888 | \$ 1,626,097 | \$ 1,611,305 | \$ 1,596,514 | \$ 1,522,557 | \$ 1,448,600 |
| Total Property Tax | 17,579 | 16,905 | 16,871 | 16,819 | 16,781 | 16,741 | 16,700 | 16,474 | 16,210 |
| FY2021 Median Value Tax | 15,518 | 15,518 | 15,518 | 15,518 | 15,518 | 15,518 | 15,518 | 15,518 | 15,518 |
| Tax Change Over FY2021 | 2,061 | 1,387 | 1,353 | 1,301 | 1,263 | 1,223 | 1,182 | 956 | 692 |
| % Change Over FY2021 | 13.3% | 8.9% | 8.7% | 8.4% | 8.1% | 7.9% | 7.6% | 6.2% | 4.5% |
| Multi-Family Apt's | | | | | | | | | |
| Value Without Res. Exemption | \$ 3,358,000 | \$ 3,358,000 | \$ 3,358,000 | \$ 3,358,000 | \$ 3,358,000 | \$ 3,358,000 | \$ 3,358,000 | \$ 3,358,000 | \$ 3,358,000 |
| Total Property Tax | 30,021 | 33,983 | 34,218 | 34,420 | 34,655 | 34,890 | 35,125 | 36,334 | 37,576 |
| FY2021 Median Value Tax | 33,003 | 33,003 | 33,003 | 33,003 | 33,003 | 33,003 | 33,003 | 33,003 | 33,003 |
| Tax Change Over FY2021 | (2,982) | 980 | 1,215 | 1,417 | 1,652 | 1,887 | 2,122 | 3,331 | 4,573 |
| % Change Over FY2021 | -9.0% | 3.0% | 3.7% | 4.3% | 5.0% | 5.7% | 6.4% | 10.1% | 13.9% |

8.A.

The Assessors have created an On-Line interactive GIS map to view the property and its location for all One, Two & Three Family and Residential Condominium sales used to determine the FY2022 assessments. The map will be on the Town's website in the Maps section or Assessor's page.



FY2022 Sales & Assessments

Displayed are the valid 2020 single-family, and residential condominium sales and the July 1, 2019 to June 30, 2021 valid two and three-family sales used to determine the fiscal year 2022 assessments for Brookline, Massachusetts. To display details about each sale property, click on the pin (zoom in and out). To see sales near an address, enter the address in the search field in the Title box. For complete property records see the [Assessor's On-line Database](#). Plus the attached summary of sale properties.

Each property has:

Address
Sale date & Sale price
Lot size
Finished living area
Condo Unit parking
Tax Assessment
House photo

Single Family Sales

Address: **19 ST MARYS CT**

Parcel ID: 001-27-00

Use: SINGLE FAM

Sale Date: 5/22/2020

Sale Price: \$2,250,000

FY 2022 Value: \$2,062,200

Address: **156 IVY ST**

Parcel ID: 009-02-00

Use: SINGLE FAM

Sale Date: 6/15/2020

Sale Price: \$4,860,000

FY 2022 Value: \$5,778,700

Address: **53 POWELL ST**

Parcel ID: 011-11-00

Use: SINGLE FAM

Sale Date: 12/18/2020

Sale Price: \$3,000,000

FY 2022 Value: \$2,871,600

Address: **12 WORTHINGTON RD**

Parcel ID: 014-02-00

Use: SINGLE FAM

Sale Date: 11/17/2020

Sale Price: \$4,000,000

FY 2022 Value: \$3,970,800

Address: **53 CROWNINSHIELD RD**

Parcel ID: 027-46-00

Use: SINGLE FAM

Sale Date: 11/30/2020

Sale Price: \$4,000,000

FY 2022 Value: \$2,929,800



Single Family Sales

Address: **228 PLEASANT ST**

Parcel ID: 029-01-00

Use: SINGLE FAM

Sale Date: 7/21/2020

Sale Price: \$1,400,000

FY 2022 Value: \$1,613,900

Address: **98 CROWNINSHIELD RD**

Parcel ID: 031-06-00

Use: SINGLE FAM

Sale Date: 3/27/2020

Sale Price: \$2,455,000

FY 2022 Value: \$2,332,600

Address: **12 STETSON ST**

Parcel ID: 033-17-00

Use: SINGLE FAM

Sale Date: 9/15/2020

Sale Price: \$2,750,000

FY 2022 Value: \$2,321,700

Address: **12 MANCHESTER RD**

Parcel ID: 049-02-00

Use: SINGLE FAM

Sale Date: 9/1/2020

Sale Price: \$2,000,000

FY 2022 Value: \$1,824,000

Address: **105 STEDMAN ST**

Parcel ID: 049-26-00

Use: SINGLE FAM

Sale Date: 2/4/2020

Sale Price: \$1,600,000

FY 2022 Value: \$1,350,400



Single Family Sales

Address: **33 NAPLES RD**
 Parcel ID: 051-10-00
 Use: SINGLE FAM
 Sale Date: 7/21/2020
 Sale Price: \$2,920,000
 FY 2022 Value: \$2,747,400



Address: **114 NAPLES RD**
 Parcel ID: 062-03-00
 Use: SINGLE FAM
 Sale Date: 8/6/2020
 Sale Price: \$2,620,000
 FY 2022 Value: \$2,679,000



Address: **18 THORNDIKE ST**
 Parcel ID: 075-12-00
 Use: SINGLE FAM
 Sale Date: 12/3/2020
 Sale Price: \$2,200,000
 FY 2022 Value: \$1,940,200



Address: **39 THORNDIKE ST**
 Parcel ID: 076-07-00
 Use: SINGLE FAM
 Sale Date: 10/30/2020
 Sale Price: \$1,865,000
 FY 2022 Value: \$1,809,400



Address: **49 THORNDIKE ST**
 Parcel ID: 076-09-00
 Use: SINGLE FAM
 Sale Date: 7/31/2020
 Sale Price: \$2,485,000
 FY 2022 Value: \$2,223,500



Single Family Sales

Address: **236 MASON TER**
 Parcel ID: 086-17-00
 Use: SINGLE FAM
 Sale Date: 12/15/2020
 Sale Price: \$1935000
 FY 2022 Value: \$2069900



Address: **81 SUMMIT AVE**
 Parcel ID: 086-40-00
 Use: SINGLE FAM
 Sale Date: 12/30/2020
 Sale Price: \$1,625,000
 FY 2022 Value: \$1,582,900



Address: **15 JORDAN RD**
 Parcel ID: 086-44-00
 Use: SINGLE FAM
 Sale Date: 9/15/2020
 Sale Price: \$2,520,000
 FY 2022 Value: \$2,126,800



Address: **24 JORDAN RD**
 Parcel ID: 086B-22-00
 Use: SINGLE FAM
 Sale Date: 7/24/2020
 Sale Price: \$2,050,000
 FY 2022 Value: \$1,671,100



Address: **118 YORK TER**
 Parcel ID: 088-28-00
 Use: SINGLE FAM
 Sale Date: 7/23/2020
 Sale Price: \$2,210,000
 FY 2022 Value: \$2,118,300



Single Family Sales

Address: **26 DOWNING RD**

Parcel ID: 096-07-00

Use: SINGLE FAM

Sale Date: 4/28/2020

Sale Price: \$2,000,000

FY 2022 Value: \$2,014,800

Address: **64 WILLISTON RD**

Parcel ID: 098-05-00

Use: SINGLE FAM

Sale Date: 6/15/2020

Sale Price: \$1,935,000

FY 2022 Value: \$2,249,000

Address: **1726 BEACON ST**

Parcel ID: 102-09-00

Use: SINGLE FAM

Sale Date: 3/27/2020

Sale Price: \$1,875,000

FY 2022 Value: \$1,858,700

Address: **23 KILSYTH RD**

Parcel ID: 107-14-00

Use: SINGLE FAM

Sale Date: 1/9/2020

Sale Price: \$2,700,000

FY 2022 Value: \$2,725,100

Address: **19 MONMOUTH CT**

Parcel ID: 114-11-00

Use: SINGLE FAM

Sale Date: 5/27/2020

Sale Price: \$2,350,000

FY 2022 Value: \$2,313,400



Single Family Sales

Address: **7 HAWES ST**
 Parcel ID: 115-07-00
 Use: SINGLE FAM
 Sale Date: 9/9/2020
 Sale Price: \$3,550,000
 FY 2022 Value: \$2,988,800



Address: **57 CHATHAM ST**
 Parcel ID: 118-08-00
 Use: SINGLE FAM
 Sale Date: 7/24/2020
 Sale Price: \$2,800,000
 FY 2022 Value: \$2,415,300



Address: **288 KENT ST**
 Parcel ID: 122-03-01
 Use: SINGLE FAM
 Sale Date: 6/12/2020
 Sale Price: \$2,268,000
 FY 2022 Value: \$2,197,300



Address: **232 KENT ST**
 Parcel ID: 126-06-00
 Use: SINGLE FAM
 Sale Date: 12/31/2020
 Sale Price: \$2,925,000
 FY 2022 Value: \$2,327,600



Address: **91 FRANCIS ST**
 Parcel ID: 126-19-00
 Use: SINGLE FAM
 Sale Date: 6/25/2020
 Sale Price: \$3,260,000
 FY 2022 Value: \$2,805,900



Single Family Sales

Address: **214 KENT ST**

Parcel ID: 129-18-00

Use: SINGLE FAM

Sale Date: 8/3/2020

Sale Price: \$1,385,000

FY 2022 Value: \$1,328,300

Address: **67 TOXTETH ST**

Parcel ID: 130-05-01

Use: SINGLE FAM

Sale Date: 8/28/2020

Sale Price: \$2,600,000

FY 2022 Value: \$2,503,800

Address: **16 HARRISON ST**

Parcel ID: 130-25-00

Use: SINGLE FAM

Sale Date: 11/30/2020

Sale Price: \$2,900,000

FY 2022 Value: \$2,443,400

Address: **72 TOXTETH ST**

Parcel ID: 131-21-00

Use: SINGLE FAM

Sale Date: 8/3/2020

Sale Price: \$3,325,000

FY 2022 Value: \$2,553,900

Address: **223 ASPINWALL AVE**

Parcel ID: 144-24-00

Use: SINGLE FAM

Sale Date: 6/12/2020

Sale Price: \$2,135,000

FY 2022 Value: \$2,112,900



Single Family Sales

Address: **39 LINDEN PL**
 Parcel ID: 147-12-00
 Use: SINGLE FAM
 Sale Date: 9/30/2020
 Sale Price: \$1,609,000
 FY 2022 Value: \$1,491,600



Address: **16 WHITE PL**
 Parcel ID: 184-15-00
 Use: SINGLE FAM
 Sale Date: 4/29/2020
 Sale Price: \$1,700,000
 FY 2022 Value: \$1,457,900



Address: **151 TAPPAN ST**
 Parcel ID: 204-04-00
 Use: SINGLE FAM
 Sale Date: 8/17/2020
 Sale Price: \$2,350,008
 FY 2022 Value: \$2,338,000



Address: **49 BLAKE RD**
 Parcel ID: 205-03-00
 Use: SINGLE FAM
 Sale Date: 6/18/2020
 Sale Price: \$1,795,000
 FY 2022 Value: \$1,617,900



Address: **59 STANTON RD**
 Parcel ID: 206-02-00
 Use: SINGLE FAM
 Sale Date: 7/31/2020
 Sale Price: \$1,810,000
 FY 2022 Value: \$1,684,600



Single Family Sales

Address: **87 GARDNER RD**

Parcel ID: 209-01-00

Use: SINGLE FAM

Sale Date: 11/10/2020

Sale Price: \$2,085,000

FY 2022 Value: \$1,643,800

Address: **46 GRIGGS RD**

Parcel ID: 212-21-00

Use: SINGLE FAM

Sale Date: 4/29/2020

Sale Price: \$2,700,000

FY 2022 Value: \$2,366,800

Address: **67 GRIGGS RD**

Parcel ID: 214-73-01

Use: SINGLE FAM

Sale Date: 4/6/2020

Sale Price: \$2,175,000

FY 2022 Value: \$2,092,200

Address: **41 UNIVERSITY RD**

Parcel ID: 217-11-00

Use: SINGLE FAM

Sale Date: 6/22/2020

Sale Price: \$2,325,000

FY 2022 Value: \$2,242,100

Address: **107 CLARK RD**

Parcel ID: 229-03-00

Use: SINGLE FAM

Sale Date: 6/30/2020

Sale Price: \$2,800,000

FY 2022 Value: \$2,518,400



Single Family Sales

Address: **266 CLARK RD**
 Parcel ID: 231-06-00
 Use: SINGLE FAM
 Sale Date: 9/4/2020
 Sale Price: \$1,925,000
 FY 2022 Value: \$1,522,900



Address: **98 CLARK RD**
 Parcel ID: 231-36-02
 Use: SINGLE FAM
 Sale Date: 3/27/2020
 Sale Price: \$1,500,000
 FY 2022 Value: \$1,111,600



Address: **75 CLINTON RD**
 Parcel ID: 231-51-00
 Use: SINGLE FAM
 Sale Date: 12/30/2020
 Sale Price: \$1,900,000
 FY 2022 Value: \$1,586,000



Address: **261 CLINTON RD**
 Parcel ID: 233-01-00
 Use: SINGLE FAM
 Sale Date: 10/14/2020
 Sale Price: \$2,250,000
 FY 2022 Value: \$1,897,300



Address: **107 DEAN RD**
 Parcel ID: 240-07-00
 Use: SINGLE FAM
 Sale Date: 10/15/2020
 Sale Price: \$3,150,000
 FY 2022 Value: \$3,066,200



Single Family Sales

Address: **176 CLINTON RD**

Parcel ID: 245-08-00

Use: SINGLE FAM

Sale Date: 7/2/2020

Sale Price: \$2,550,000

FY 2022 Value: \$2,942,100

Address: **122 CLINTON RD**

Parcel ID: 247-05-00

Use: SINGLE FAM

Sale Date: 2/4/2020

Sale Price: \$4,800,000

FY 2022 Value: \$4,848,900

Address: **74 HOLLAND RD**

Parcel ID: 250-07-00

Use: SINGLE FAM

Sale Date: 5/5/2020

Sale Price: \$2,500,000

FY 2022 Value: \$2,812,300

Address: **155 SEAVER ST**

Parcel ID: 251-04-01

Use: SINGLE FAM

Sale Date: 11/23/2020

Sale Price: \$2,575,000

FY 2022 Value: \$2,454,600

Address: **93 SEAVER ST**

Parcel ID: 251-09-00

Use: SINGLE FAM

Sale Date: 7/31/2020

Sale Price: \$2,550,000

FY 2022 Value: \$2,880,600



8.A.

Single Family Sales

Address: **45 LEICESTER ST**

Parcel ID: 254-12-00

Use: SINGLE FAM

Sale Date: 12/29/2020

Sale Price: \$8,350,000

FY 2022 Value: \$7,564,300



Address: **4 FISHER AVE**

Parcel ID: 255-02-00

Use: SINGLE FAM

Sale Date: 8/24/2020

Sale Price: \$2,100,000

FY 2022 Value: \$2,053,400



Address: **683 BOYLSTON ST**

Parcel ID: 255-03-00

Use: SINGLE FAM

Sale Date: 11/30/2020

Sale Price: \$2,050,000

FY 2022 Value: \$1,770,100



Address: **691 BOYLSTON ST**

Parcel ID: 255-04-00

Use: SINGLE FAM

Sale Date: 7/1/2020

Sale Price: \$1,860,000

FY 2022 Value: \$2,008,200



Address: **46 CHANNING RD**

Parcel ID: 255-08-00

Use: SINGLE FAM

Sale Date: 6/19/2020

Sale Price: \$2,100,000

FY 2022 Value: \$2,012,900



Single Family Sales

Address: **11 HYSLOP RD EXT**

Parcel ID: 256A-02-01

Use: SINGLE FAM

Sale Date: 11/30/2020

Sale Price: \$1,340,000

FY 2022 Value: \$1,336,700



Address: **660 CHESTNUT HILL AVE**

Parcel ID: 256A-11-00

Use: SINGLE FAM

Sale Date: 5/27/2020

Sale Price: \$980,000

FY 2022 Value: \$986,100



Address: **348 BUCKMINSTER RD**

Parcel ID: 257-11-00

Use: SINGLE FAM

Sale Date: 4/24/2020

Sale Price: \$3,775,000

FY 2022 Value: \$3,733,500



Address: **44 PENNIMAN RD**

Parcel ID: 259-04-00

Use: SINGLE FAM

Sale Date: 10/30/2020

Sale Price: \$3,350,000

FY 2022 Value: \$3,144,800



Address: **33 TAYLOR CSWY**

Parcel ID: 264B-01-00

Use: SINGLE FAM

Sale Date: 11/10/2020

Sale Price: \$4,125,000

FY 2022 Value: \$3,462,800



8.A.

Single Family Sales

Address: **260 ELIOT ST**
Parcel ID: 265-03-00
Use: SINGLE FAM
Sale Date: 12/16/2020
Sale Price: \$3,318,000
FY 2022 Value: \$3,192,900



Address: **284 DEAN RD**
Parcel ID: 267-06-00
Use: SINGLE FAM
Sale Date: 10/21/2020
Sale Price: \$3,000,000
FY 2022 Value: \$2,488,800



Address: **505 CHESTNUT HILL AVE**
Parcel ID: 267-19-00
Use: SINGLE FAM
Sale Date: 1/22/2020
Sale Price: \$2,090,000
FY 2022 Value: \$2,332,800



Address: **187 RESERVOIR RD**
Parcel ID: 277-06-01
Use: SINGLE FAM
Sale Date: 5/27/2020
Sale Price: \$1,350,000
FY 2022 Value: \$1,360,000



Address: **209 RESERVOIR RD**
Parcel ID: 277-08-00
Use: SINGLE FAM
Sale Date: 12/21/2020
Sale Price: \$1,650,000
FY 2022 Value: \$1,409,800



Single Family Sales

Address: **136 ELIOT ST**
 Parcel ID: 277-23-00
 Use: SINGLE FAM
 Sale Date: 10/2/2020
 Sale Price: \$1,650,000
 FY 2022 Value: \$1,503,100



Address: **7 FAIRWAY RD**
 Parcel ID: 278-01-00
 Use: SINGLE FAM
 Sale Date: 9/16/2020
 Sale Price: \$2,040,000
 FY 2022 Value: \$1,842,500



Address: **62 FAIRWAY RD**
 Parcel ID: 278C-12-00
 Use: SINGLE FAM
 Sale Date: 6/26/2020
 Sale Price: \$2,400,000
 FY 2022 Value: \$2,345,200



Address: **19 CRAFTS RD**
 Parcel ID: 278C-36-37
 Use: SINGLE FAM
 Sale Date: 11/20/2020
 Sale Price: \$3,700,000
 FY 2022 Value: \$3,432,400



Address: **135 CRAFTS RD**
 Parcel ID: 278D-08-00
 Use: SINGLE FAM
 Sale Date: 4/30/2020
 Sale Price: \$3,000,000
 FY 2022 Value: \$3,322,000



Single Family Sales

Address: **56 SPOONER RD**

Parcel ID: 281-27-00

Use: SINGLE FAM

Sale Date: 9/14/2020

Sale Price: \$2,350,000

FY 2022 Value: \$2,015,700

Address: **18 SPOONER RD**

Parcel ID: 281-31-00

Use: SINGLE FAM

Sale Date: 6/5/2020

Sale Price: \$3,495,000

FY 2022 Value: \$2,857,400

Address: **230 MIDDLESEX RD**

Parcel ID: 282-03-00

Use: SINGLE FAM

Sale Date: 5/12/2020

Sale Price: \$1,535,000

FY 2022 Value: \$1,601,200

Address: **35 ALLERTON ST**

Parcel ID: 295-03-00

Use: SINGLE FAM

Sale Date: 10/15/2020

Sale Price: \$3,250,000

FY 2022 Value: \$2,992,100

Address: **5 FRANKLIN CT**

Parcel ID: 304-20-00

Use: SINGLE FAM

Sale Date: 7/13/2020

Sale Price: \$830,000

FY 2022 Value: \$753,900



Single Family Sales

Address: **84 UPLAND RD**
 Parcel ID: 308-42-00
 Use: SINGLE FAM
 Sale Date: 9/15/2020
 Sale Price: \$2,860,000
 FY 2022 Value: \$2,684,900



Address: **27 UPLAND RD**
 Parcel ID: 313-01-00
 Use: SINGLE FAM
 Sale Date: 3/27/2020
 Sale Price: \$1,280,000
 FY 2022 Value: \$1,243,300



Address: **30 WARREN ST**
 Parcel ID: 322-14-00
 Use: SINGLE FAM
 Sale Date: 12/15/2020
 Sale Price: \$3,988,000
 FY 2022 Value: \$4,812,900



Address: **38 WELCH RD**
 Parcel ID: 328-06-00
 Use: SINGLE FAM
 Sale Date: 8/20/2020
 Sale Price: \$2,900,000
 FY 2022 Value: \$3,359,100



Address: **141 CHESTNUT ST**
 Parcel ID: 330-05-02
 Use: SINGLE FAM
 Sale Date: 4/17/2020
 Sale Price: \$1,100,000
 FY 2022 Value: \$975,400



8.A.

Single Family Sales

Address: **82 SARGENT BEECHWD**

Parcel ID: 330-31-00

Use: SINGLE FAM

Sale Date: 5/6/2020

Sale Price: \$4,300,000

FY 2022 Value: \$4,447,400



Address: **60 SARGENT BEECHWD**

Parcel ID: 330-32-00

Use: SINGLE FAM

Sale Date: 5/11/2020

Sale Price: \$4,300,000

FY 2022 Value: \$4,283,300



Address: **235 SARGENT RD**

Parcel ID: 333-11-00

Use: SINGLE FAM

Sale Date: 11/19/2020

Sale Price: \$3,965,000

FY 2022 Value: \$3,754,800



Address: **38 HEATH ST**

Parcel ID: 337-29-00

Use: SINGLE FAM

Sale Date: 1/17/2020

Sale Price: \$2,995,000

FY 2022 Value: \$3,331,300



Address: **73 DALE ST**

Parcel ID: 346-13-00

Use: SINGLE FAM

Sale Date: 8/31/2020

Sale Price: \$899,000

FY 2022 Value: \$838,400



Single Family Sales

Address: **85 SEARS RD**

Parcel ID: 347-16-00

Use: SINGLE FAM

Sale Date: 10/15/2020

Sale Price: \$7,250,000

FY 2022 Value: \$5,949,900

Address: **286 WARREN ST**

Parcel ID: 351-13-00

Use: SINGLE FAM

Sale Date: 6/1/2020

Sale Price: \$6,900,000

FY 2022 Value: \$7,367,700

Address: **285 GODDARD AVE**

Parcel ID: 355-04-00

Use: SINGLE FAM

Sale Date: 3/30/2020

Sale Price: \$2,200,000

FY 2022 Value: \$2,551,500

Address: **306 ALLANDALE RD**

Parcel ID: 359-11-00

Use: SINGLE FAM

Sale Date: 9/10/2020

Sale Price: \$1,730,000

FY 2022 Value: \$1,746,400

Address: **142 BELLINGHAM RD**

Parcel ID: 364-09-00

Use: SINGLE FAM

Sale Date: 12/17/2020

Sale Price: \$870,000

FY 2022 Value: \$826,400



8.A.

Single Family Sales

Address: **38 BAKER CIR**
Parcel ID: 365-10-00
Use: SINGLE FAM
Sale Date: 11/23/2020
Sale Price: \$1,700,000
FY 2022 Value: \$1,712,500



Address: **55 BAKER CIR**
Parcel ID: 365-16-01
Use: SINGLE FAM
Sale Date: 12/24/2020
Sale Price: \$1,925,000
FY 2022 Value: \$1,975,800



Address: **228 SOUTH ST**
Parcel ID: 375C-14-00
Use: SINGLE FAM
Sale Date: 7/24/2020
Sale Price: \$1,245,000
FY 2022 Value: \$1,020,900



Address: **111 WOODCLIFF RD**
Parcel ID: 376A-10-00
Use: SINGLE FAM
Sale Date: 12/18/2020
Sale Price: \$1,230,000
FY 2022 Value: \$1,065,100



Address: **46 CLEARWATER RD**
Parcel ID: 376A-23-00
Use: SINGLE FAM
Sale Date: 12/31/2020
Sale Price: \$1,151,000
FY 2022 Value: \$938,400



Single Family Sales

Address: **377 VFW PKY**
 Parcel ID: 377-06-00
 Use: SINGLE FAM
 Sale Date: 11/20/2020
 Sale Price: \$831,250
 FY 2022 Value: \$754,000



Address: **393 VFW PKY**
 Parcel ID: 377-10-00
 Use: SINGLE FAM
 Sale Date: 10/7/2020
 Sale Price: \$94,5000
 FY 2022 Value: \$729,100



Address: **466 VFW PKY**
 Parcel ID: 381-07-00
 Use: SINGLE FAM
 Sale Date: 1/22/2020
 Sale Price: \$790,000
 FY 2022 Value: \$796,100



Address: **46 ASHEVILLE RD**
 Parcel ID: 384-12-00
 Use: SINGLE FAM
 Sale Date: 9/16/2020
 Sale Price: \$875,000
 FY 2022 Value: \$871,700



Address: **169 BONAD RD**
 Parcel ID: 385-03-00
 Use: SINGLE FAM
 Sale Date: 4/17/2020
 Sale Price: \$1,000,000
 FY 2022 Value: \$944,100



8.A.

Single Family Sales

Address: **25 ASHEVILLE RD**

Parcel ID: 386-20-00

Use: SINGLE FAM

Sale Date: 6/1/2020

Sale Price: \$1,665,000

FY 2022 Value: \$1,754,800



Address: **296 RUSSETT RD**

Parcel ID: 387-03-00

Use: SINGLE FAM

Sale Date: 5/22/2020

Sale Price: \$1,325,000

FY 2022 Value: \$1,135,100



Address: **70 WALLIS RD**

Parcel ID: 393-25-00

Use: SINGLE FAM

Sale Date: 8/7/2020

Sale Price: \$1,534,000

FY 2022 Value: \$1,385,400



Address: **84 WALLIS RD**

Parcel ID: 398-01-00

Use: SINGLE FAM

Sale Date: 5/29/2020

Sale Price: \$1,502,000

FY 2022 Value: \$1,327,500



Address: **118 WALLIS RD**

Parcel ID: 398-05-00

Use: SINGLE FAM

Sale Date: 8/21/2020

Sale Price: \$1,700,000

FY 2022 Value: \$1,503,400



Single Family Sales

Address: **126 WALLIS RD**

Parcel ID: 398-06-00

Use: SINGLE FAM

Sale Date: 12/28/2020

Sale Price: \$1,705,000

FY 2022 Value: \$1,630,400

Address: **132 BEVERLY RD**

Parcel ID: 398A-03-00

Use: SINGLE FAM

Sale Date: 7/9/2020

Sale Price: \$1,643,000

FY 2022 Value: \$1,750,900

Address: **239 WOLCOTT RD**

Parcel ID: 399-11-12

Use: SINGLE FAM

Sale Date: 7/29/2020

Sale Price: \$2,272,500

FY 2022 Value: \$2,291,000

Address: **24 WOLCOTT RD**

Parcel ID: 399-16-00

Use: SINGLE FAM

Sale Date: 12/4/2020

Sale Price: \$1,051,000

FY 2022 Value: \$872,500

Address: **612 NEWTON ST**

Parcel ID: 399-26-00

Use: SINGLE FAM

Sale Date: 5/11/2020

Sale Price: \$2,099,000

FY 2022 Value: \$2,422,100



Single Family Sales

Address: **93 WOLCOTT RD**

Parcel ID: 402-11-00

Use: SINGLE FAM

Sale Date: 5/4/2020

Sale Price: \$1,305,000

FY 2022 Value: \$1,083,800

Address: **8 BERESFORD RD**

Parcel ID: 412-08-01

Use: SINGLE FAM

Sale Date: 2/14/2020

Sale Price: \$2,990,000

FY 2022 Value: \$2,684,300

Address: **86 ARLINGTON RD**

Parcel ID: 413-11-00

Use: SINGLE FAM

Sale Date: 2/28/2020

Sale Price: \$1,400,000

FY 2022 Value: \$1,459,300

Address: **110 ARLINGTON RD**

Parcel ID: 413-14-00

Use: SINGLE FAM

Sale Date: 6/9/2020

Sale Price: \$1,400,000

FY 2022 Value: \$1,529,500

Address: **89 ARLINGTON RD**

Parcel ID: 415-12-00

Use: SINGLE FAM

Sale Date: 7/10/2020

Sale Price: \$2,335,000

FY 2022 Value: \$2,650,800



Single Family Sales

Address: **186 LAUREL RD**
 Parcel ID: 419A-03-00
 Use: SINGLE FAM
 Sale Date: 6/29/2020
 Sale Price: \$2,500,000
 FY 2022 Value: \$2,487,100



Address: **30 ASTON RD**
 Parcel ID: 419A-07-00
 Use: SINGLE FAM
 Sale Date: 1/24/2020
 Sale Price: \$3,280,000
 FY 2022 Value: \$3,673,000



Address: **15 CEDAR RD**
 Parcel ID: 420-02-00
 Use: SINGLE FAM
 Sale Date: 5/29/2020
 Sale Price: \$4,380,000
 FY 2022 Value: \$4,104,400



Address: **232 WOODLAND RD**
 Parcel ID: 420-05-00
 Use: SINGLE FAM
 Sale Date: 8/28/2020
 Sale Price: \$4,795,000
 FY 2022 Value: \$4,581,800



Address: **97 LAUREL RD**
 Parcel ID: 421-01-00
 Use: SINGLE FAM
 Sale Date: 12/4/2020
 Sale Price: \$3,725,000
 FY 2022 Value: \$3,886,900



8.A.

Single Family Sales

Address: **382 WOODLAND RD**

Parcel ID: 421-14-02

Use: SINGLE FAM

Sale Date: 2/28/2020

Sale Price: \$1,065,000

FY 2022 Value: \$1,029,100



Address: **235 WOODLAND RD**

Parcel ID: 422-05-00

Use: SINGLE FAM

Sale Date: 9/2/2020

Sale Price: \$1,850,000

FY 2022 Value: \$2,043,900



Address: **8 LYON RD**

Parcel ID: 423-01-01

Use: SINGLE FAM

Sale Date: 9/18/2020

Sale Price: \$2,050,000

FY 2022 Value: \$1,865,300



Address: **173 WOODLAND RD**

Parcel ID: 430-02-01

Use: SINGLE FAM

Sale Date: 7/10/2020

Sale Price: \$3,400,000

FY 2022 Value: \$3,974,800



Address: **58 RANDOLPH RD**

Parcel ID: 436-08-00

Use: SINGLE FAM

Sale Date: 3/6/2020

Sale Price: \$2,450,000

FY 2022 Value: \$2,761,600



Single Family Sales

Address: **45 SINGLETREE RD**

Parcel ID: 437-47-00

Use: SINGLE FAM

Sale Date: 1/31/2020

Sale Price: \$4,500,000

FY 2022 Value: \$4,075,200

Address: **8 SINGLETREE RD**

Parcel ID: 437-56-00

Use: SINGLE FAM

Sale Date: 9/25/2020

Sale Price: \$6,750,000

FY 2022 Value: \$6,697,000

Address: **11 CRAMOND RD**

Parcel ID: 438-04-00

Use: SINGLE FAM

Sale Date: 10/21/2020

Sale Price: \$7,020,000

FY 2022 Value: \$7,234,800

Address: **125 YARMOUTH RD**

Parcel ID: 440-23-00

Use: SINGLE FAM

Sale Date: 7/16/2020

Sale Price: \$7,550,000

FY 2022 Value: \$7,23,1800

Address: **168 WOODLAND RD**

Parcel ID: 441-53-01

Use: SINGLE FAM

Sale Date: 8/26/2020

Sale Price: \$23,000,000

FY 2022 Value: \$23,249,700



Two Family Sales

Address: **100 BROWNE ST**
 Parcel ID: 035-24-00
 Use: TWO FAM
 Sale Date: 12/9/2020
 Sale Price: \$1,380,000
 FY 2022 Value: \$1,326,400



Address: **63 GREEN ST**
 Parcel ID: 046-08-00
 Use: TWO FAM
 Sale Date: 9/2/2020
 Sale Price: \$3,200,000
 FY 2022 Value: \$3,047,900



Address: **102 FULLER ST**
 Parcel ID: 065-22-00
 Use: TWO FAM
 Sale Date: 6/11/2021
 Sale Price: \$2,100,000
 FY 2022 Value: \$2,119,800



Address: **116 THORNDIKE ST**
 Parcel ID: 069-13-00
 Use: TWO FAM
 Sale Date: 1/7/2021
 Sale Price: \$2,541,000
 FY 2022 Value: \$1,997,800



Address: **84 LAWTON ST**
 Parcel ID: 070-10-00
 Use: TWO FAM
 Sale Date: 7/22/2020
 Sale Price: \$2,160,000
 FY 2022 Value: \$1,978,400



8.A.

Two Family Sales

Address: **96 VERNDALE ST**

Parcel ID: 072-20-00

Use: TWO FAM

Sale Date: 12/8/2020

Sale Price: \$2,105,000

FY 2022 Value: \$2,320,400



Address: **793 WASHINGTON ST**

Parcel ID: 094-04-01

Use: TWO FAM

Sale Date: 9/16/2019

Sale Price: \$2,080,000

FY 2022 Value: \$1,742,900



Address: **24 BARTLETT CRES**

Parcel ID: 094-12-00

Use: TWO FAM

Sale Date: 4/30/2021

Sale Price: \$2,300,000

FY 2022 Value: \$2,141,500



Address: **48 FRANCIS ST**

Parcel ID: 130-13-00

Use: TWO FAM

Sale Date: 4/15/2021

Sale Price: \$2,338,000

FY 2022 Value: \$1,881,800



Address: **47 BOWKER ST**

Parcel ID: 146-17-00

Use: TWO FAM

Sale Date: 5/25/2021

Sale Price: \$1,870,000

FY 2022 Value: \$1,775,900



Two Family Sales

Address: **41 STEARNS RD**
 Parcel ID: 157-10-00
 Use: TWO FAM
 Sale Date: 12/9/2019
 Sale Price: \$2,100,000
 FY 2022 Value: \$1,692,800



Address: **45 STEARNS RD**
 Parcel ID: 157-11-00
 Use: TWO FAM
 Sale Date: 4/30/2020
 Sale Price: \$2,000,000
 FY 2022 Value: \$1,981,000



Address: **261 TAPPAN ST**
 Parcel ID: 222-31-32
 Use: TWO FAM
 Sale Date: 8/14/2020
 Sale Price: \$3,400,000
 FY 2022 Value: \$3,502,600



Address: **691 HEATH ST**
 Parcel ID: 425-04-00
 Use: TWO FAM
 Sale Date: 5/28/2021
 Sale Price: \$1,299,900
 FY 2022 Value: \$1,424,900



Address: **30 SHEAFE ST**
 Parcel ID: 428-02-02
 Use: TWO FAM
 Sale Date: 12/24/2020
 Sale Price: \$1,792,000
 FY 2022 Value: \$1,910,000



Two Family Sales

Address: **517 HEATH ST**

Parcel ID: 433-09-00

Use: TWO FAM

Sale Date: 7/11/2019

Sale Price: \$1,300,000

FY 2022 Value: \$1,088,900



Three Family Sales

Address: **189 BABCOCK ST**

Parcel ID: 027-25-00

Use: THREE FAM

Sale Date: 2/26/2021

Sale Price: \$2,800,000

FY 2022 Value: \$2716200

Address: **41 SUMMIT AVE**

Parcel ID: 085-54-00

Use: THREE FAM

Sale Date: 2/12/2021

Sale Price: \$2,150,000

FY 2022 Value: \$2,173,800

Address: **39 PERRY ST**

Parcel ID: 152-09-00

Use: THREE FAM

Sale Date: 8/19/2020

Sale Price: \$1,690,000

FY 2022 Value: \$1,752,200

Address: **77 PARK ST**

Parcel ID: 169-05-00

Use: THREE FAM

Sale Date: 6/19/2020

Sale Price: \$2,650,000

FY 2022 Value: \$2,669,500

Address: **50 GREENOUGH ST**

Parcel ID: 199-10-00

Use: THREE FAM

Sale Date: 12/23/2019

Sale Price: \$2,400,000

FY 2022 Value: \$1,787,100



Three Family Sales

Address: **354 TAPPAN ST**

Parcel ID: 225-18-00

Use: THREE FAM

Sale Date: 12/16/2020

Sale Price: \$2,756,000

FY 2022 Value: \$2,584,700

Address: **3 STRATHMORE RD**

Parcel ID: 235-03-00

Use: THREE FAM

Sale Date: 10/23/2020

Sale Price: \$2,762,500

FY 2022 Value: \$2,209,900

Address: **7 STRATHMORE RD**

Parcel ID: 235-05-00

Use: THREE FAM

Sale Date: 9/18/2020

Sale Price: \$2,400,000

FY 2022 Value: \$2,232,900

Address: **100 FRANKLIN ST**

Parcel ID: 303-10-00

Use: THREE FAM

Sale Date: 6/12/2020

Sale Price: \$1,425,000

FY 2022 Value: \$1,348,700

Address: **7 MULFORD ST**

Parcel ID: 317-23-00

Use: THREE FAM

Sale Date: 7/1/2020

Sale Price: \$1,590,000

FY 2022 Value: \$1,539,000



8.A.

Three Family Sales

Address: **17 EAST MILTON RD**

Parcel ID: 318-07-00

Use: THREE FAM

Sale Date: 9/6/2019

Sale Price: \$1,850,000

FY 2022 Value: \$1,896,400



Multi House Sales

Address: **96 IVY ST**
 Parcel ID: 001-21-00
 Use: MULTI FAM
 Sale Date: 11/1/2019
 Sale Price: \$4,000,000
 FY 2022 Value: \$3,818,900



Address: **191 BUCKMINSTER RD**
 Parcel ID: 247-27-00
 Use: MULTI FAM
 Sale Date: 3/12/2021
 Sale Price: \$2,550,000
 FY 2022 Value: \$2,554,300



Address: **80 SEAVER ST**
 Parcel ID: 252-01-00
 Use: MULTI FAM
 Sale Date: 3/12/2020
 Sale Price: \$6,000,000
 FY 2022 Value: \$6,471,800



8.A.

Brookline Redistricting Committee Presentation

November 23, 2021

Heather Hamilton, Chair

David Gacioch, Vice Chair

Committee Membership

Heather Hamilton, Chair

Neil Gordon, Precinct 1

Kimberley Richardson, Precinct 2

Mary Dewart, Precinct 3

Jennifer Raitt, Precinct 4

Cynthia Drake, Precinct 5

Jeffrey Rudolph, Precinct 6

Ilan Wapinski, Precinct 7

Isaac Silberberg, Precinct 8

Elizabeth Schafer, Precinct 10

Shira Fischer, Precinct 11

Stephanie Bruce, Precinct 12

David Gacioch, Precinct 13

Sassan Zelkha, Precinct 14

Michael Berger, Precinct 15

Nathan Shpritz, Precinct 16

Staff Support

Ben Kaufman, Town Clerk

Jed Fehrenbach, GIS Administrator

Overview of Redistricting Process

What is Redistricting

Every 10 years, following the Decennial US Census, communities redraw precinct and district lines to account for population changes.

State Senate, State Representative, US Congressional, and Governor's Council districts are drawn by the State Legislature, and approved by the Governor.

Brookline's precinct lines are drawn by the Redistricting Committee, and approved by the Select Board.

Precincts must follow certain requirements:

- Contiguous
- Follow Census Block Lines
- Under 4,000 people per precinct
- Precinct population within 5% of mean

9.A.

| 2012 Precinct | 2010 Population | 2020 Population | Growth 2010-2020 | Growth % 2010-2020 |
|---------------|-----------------|-----------------|------------------|--------------------|
| 1 | 3600 | 3989 | 389 | 10.80% |
| 2 | 3721 | 3966 | 245 | 6.60% |
| 3 | 3606 | 3894 | 288 | 8.00% |
| 4 | 3555 | 3998 | 443 | 12.50% |
| 5 | 3792 | 4245 | 453 | 11.90% |
| 6 | 3524 | 4037 | 513 | 14.60% |
| 7 | 3660 | 3999 | 339 | 9.30% |
| 8 | 3507 | 3852 | 345 | 9.80% |
| 9 | 3513 | 3766 | 253 | 7.20% |
| 10 | 3837 | 3830 | -7 | -0.20% |
| 11 | 3532 | 3928 | 396 | 11.20% |
| 12 | 3841 | 4195 | 354 | 9.20% |
| 13 | 3631 | 3877 | 246 | 6.80% |
| 14 | 3726 | 4009 | 283 | 7.60% |
| 15 | 3839 | 3916 | 77 | 2.00% |
| 16 | 3848 | 3690 | -158 | -4.10% |
| Total | 58732 | 63191 | 4459 | 7.60% |

Redistricting Committee Schedule

September 16, 2021: First Committee Meeting, met every Thursday (except 10/7)

October 12, 2021: State released proposed district maps

November 10, 2021: Redistricting Committee Public Forum

November 18, 2021: Redistricting Committee voted on recommendation

November 23, 2021: Presentation to the Select Board

November 30, 2021: Planned Select Board Vote

December 4, 2021: Deadline for submission to the LEDRC

December 31, 2021: Effective date for new maps.

Committee Organization

Two Working Groups

- Maps and Numbers

- Dave Gacioch
- Michael Berger
- Stephanie Bruce
- Mary Dewart
- Cynthia Drake
- Neil Gordon
- Elizabeth Schafer
- Isaac Silberberg
- Ilan Wapinski
- Sassan Zelkha

- Equity and Access

- Jennifer Raitt
- Kimberley Richardson
- Jeffrey Rudolph
- Nathan Shpritz

Committee Priorities and Decision Points

Priorities Poll Tier A

Polling Site Access (Polling locations must be accessible to the disabled and the elderly)—8.67

Equity/Equality—8

Maximize Majority-Minority Precincts—7.44

Integrity of Neighborhoods/Neighborhood Associations—7

Priorities Poll Tier B

Walkability to the Polls—6.89

Creating Precincts around School Districts—6.67

Minimize changes to current precincts—6.67

Maintain same or larger total number of Town Meeting Members—6.67

Reassignment of Residents to New Precincts—6.44

Geographic Compactness—6

Limit Number of A/B precincts—5.89

Keep Precinct Populations as close as possible to equal—5.56

Maintain same number of TMMs per precinct—5.11

Priorities Poll Tier C

Registered Voters vs. Non Voters—4.5

Similar Household Income in a precinct—3.89

Similar Tenure - Occupancy Type (Renters & Owners)-in a precinct—3.89

Location of Current Town Meeting Members—3.89

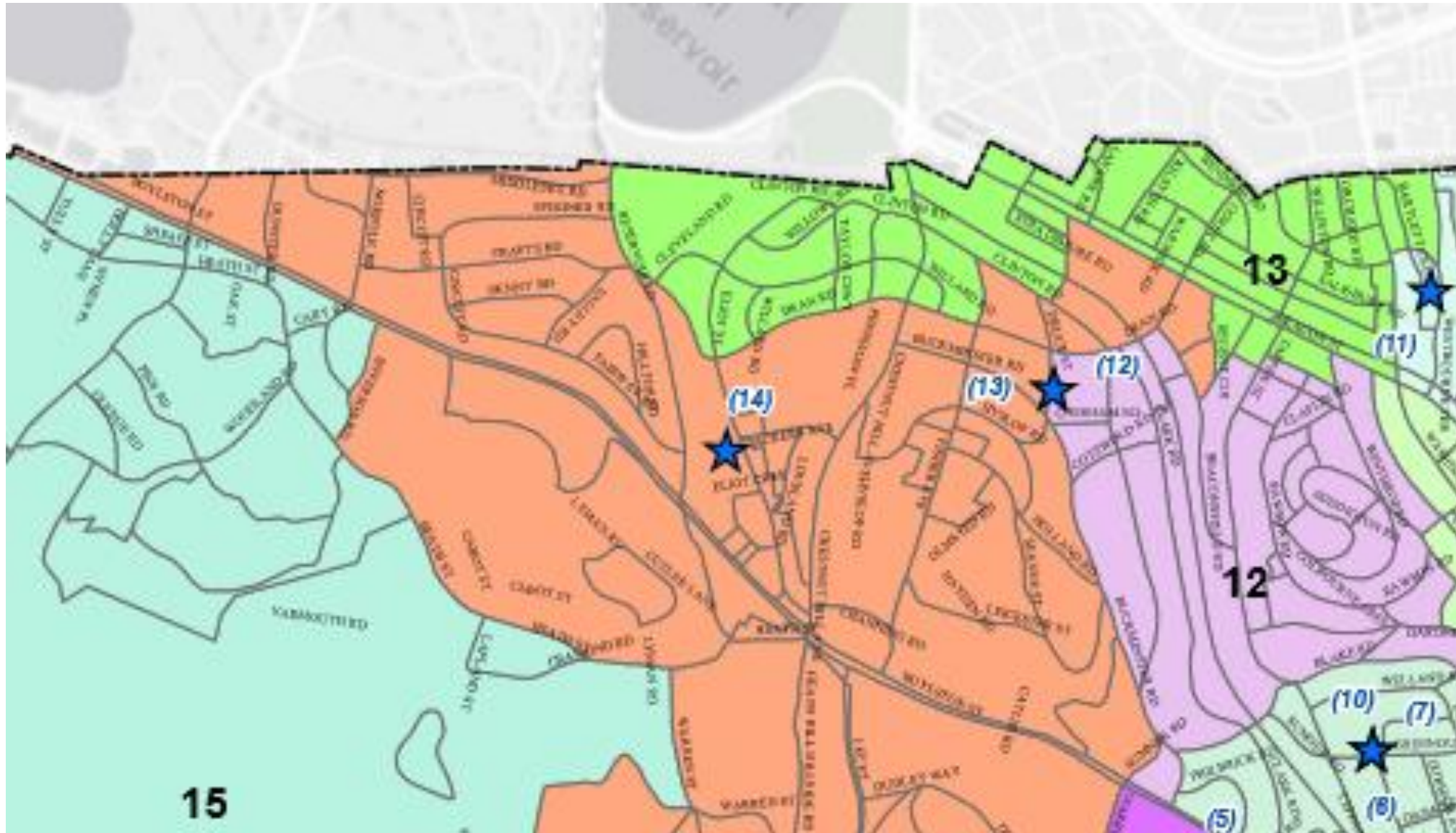
Similar Type of Home (Single Family/Multi Family/Larger buildings) in a Precinct—3.67

Overarching Decision Points

- Number of Precincts
 - Decided to go to 17 Precincts
- Majority Minority precincts
 - Prioritized creating 2 Majority Minority precincts that focused on Commonwealth Avenue and Gateway East
- A/B precincts
 - Stuck to limit of 3 A/B precincts on the advice of the Town Clerk

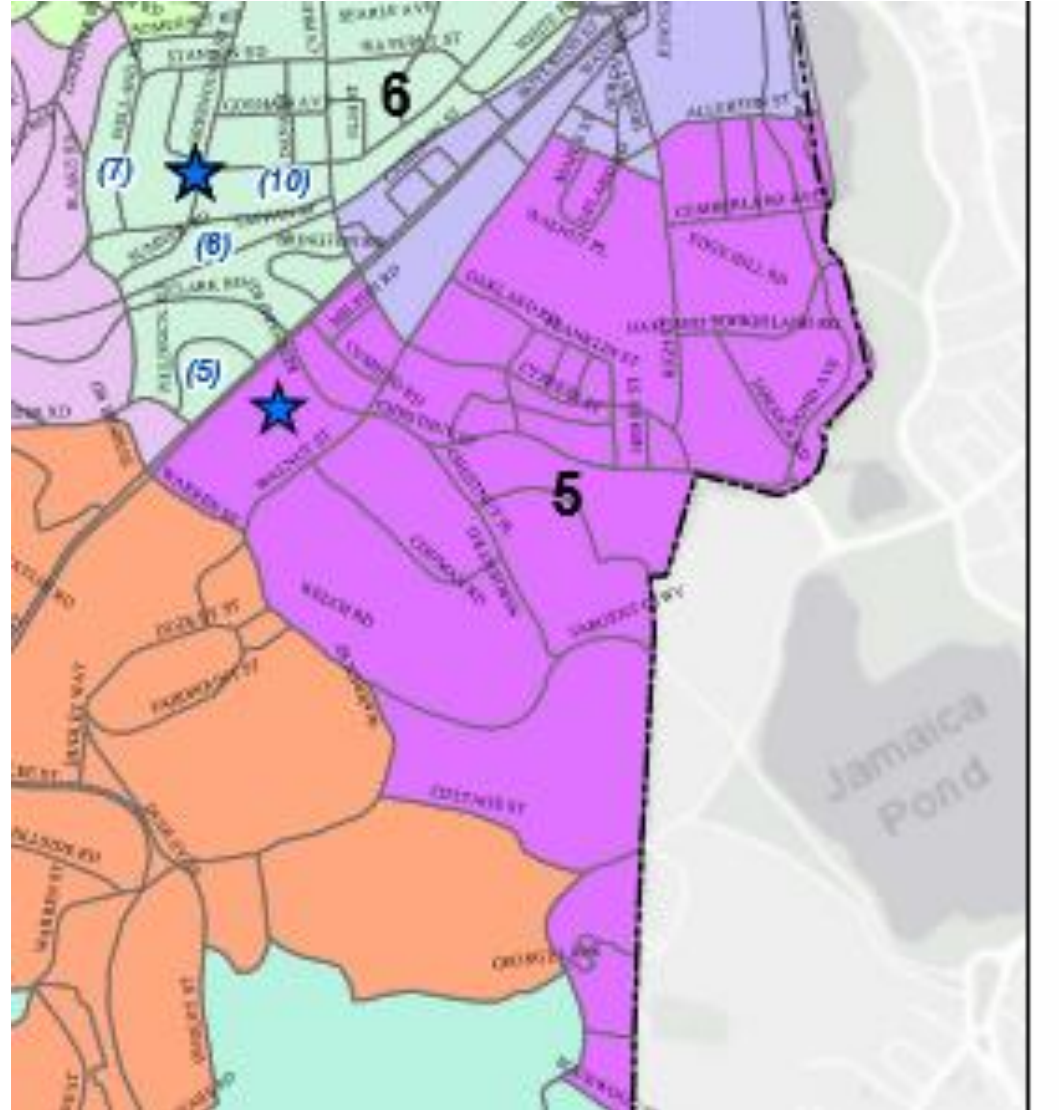
Precinct-Specific Decision Points

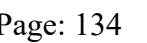
Precinct 13/14 Swap (Full, Partial, or No)



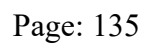
9.A.

Precinct 5 (North vs. South)





Central Brookline (P3/4/6/7)



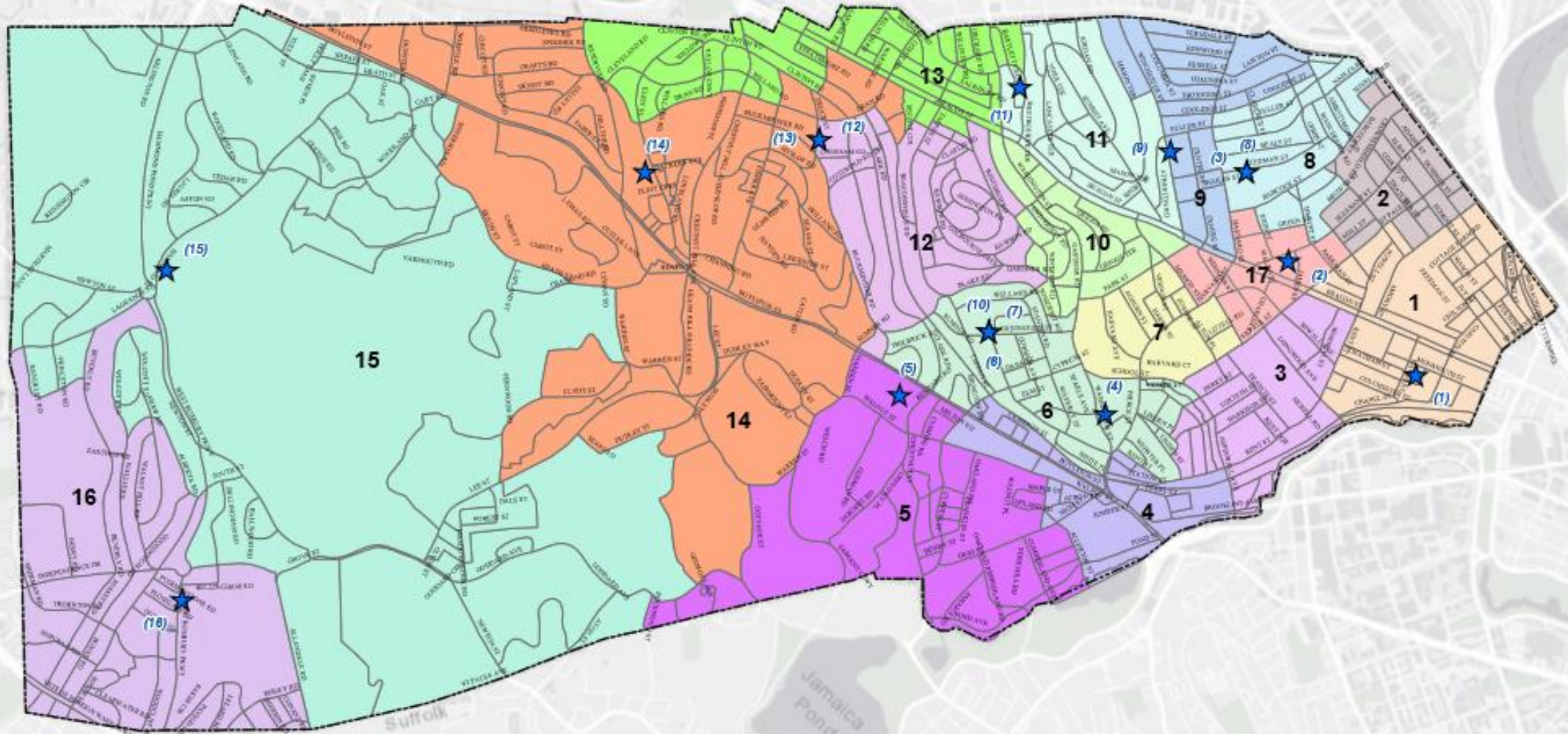
Proposed Map

Brookline Reprecincting Map
11/18/2021

9.A.

Legend

★ Current Polling Locations



9.A.

| Precinct | Population | Deviation | % White Non-Hispanic Population | % Minority Population |
|----------|------------|-----------|---------------------------------|-----------------------|
| 1 | 3751 | -0.91% | 65.18% | 34.82% |
| 2 | 3657 | 1.62% | 49.93% | 50.07% |
| 3 | 3779 | -1.66% | 63.80% | 36.20% |
| 4 | 3681 | 0.97% | 49.09% | 50.91% |
| 5 | 3862 | -3.90% | 64.45% | 35.55% |
| 6 | 3783 | -1.77% | 69.39% | 30.61% |
| 7 | 3757 | -1.07% | 63.83% | 36.17% |
| 8 | 3628 | 2.40% | 67.28% | 32.72% |
| 9 | 3592 | 3.37% | 69.82% | 30.18% |
| 10 | 3562 | 4.17% | 72.04% | 27.96% |
| 11 | 3701 | 0.43% | 72.09% | 27.91% |
| 12 | 3568 | 4.01% | 73.01% | 26.99% |
| 13 | 3834 | -3.14% | 67.55% | 32.45% |
| 14 | 3892 | -4.70% | 69.14% | 30.86% |
| 15 | 3885 | -4.52% | 66.64% | 33.36% |
| 16 | 3690 | 0.73% | 61.38% | 38.62% |
| 17 | 3569 | 3.98% | 64.98% | 35.02% |

Potential Polling Locations

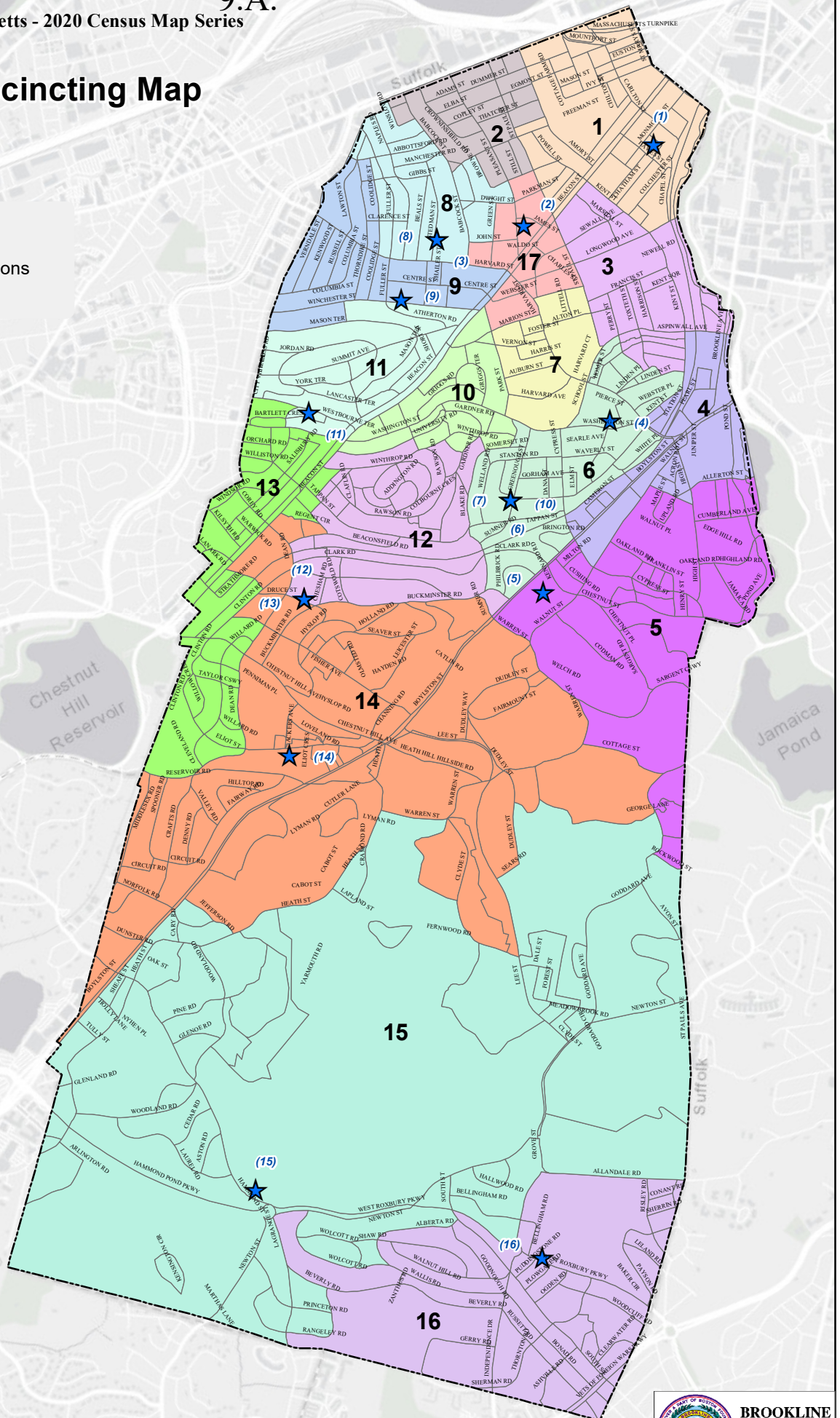
- BHS Schluntz Gymnasium, 115 Greenough Street
- BU-Wheelock College, 43 Hawes Street, (Monmouth Street Entrance)
- Coolidge Corner Library, Community Room, 31 Pleasant Street
- Driscoll School, New Gymnasium
- 15 Fire Station #6 (rear), 962 Hammond Street
- Heath School Gymnasium, 100 Eliot Street
- (Old) Lincoln School Gymnasium, 194 Boylston Street
- (New) Lincoln School, 19 Kennard Road
- Morse Apartments, 90 Longwood Avenue
- O'Shea House, 61 Park Street
- Putterham Library, 959 West Roxbury Parkway
- Ridley School, Gymnasium, (Stedman Street Entrance)
- Runkle School Gymnasium, 50 Druce Street (Front Entrance)
- Senior Center, 93 Winchester Street
- Town Hall, 333 Washington Street

Brookline Reprecincting Map

11/18/2021

Legend

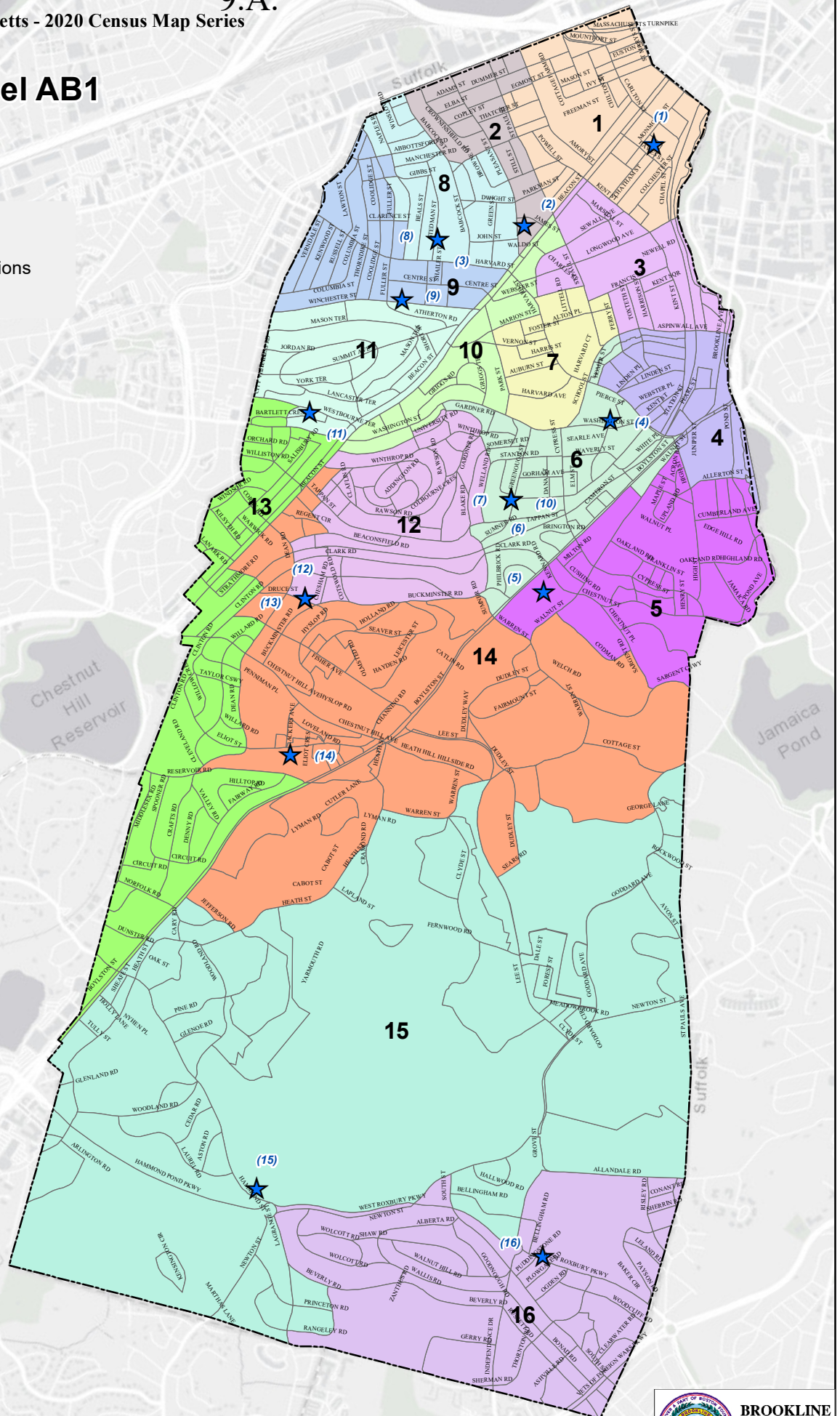
★ Current Polling Locations



16 Precinct Model AB1

Legend

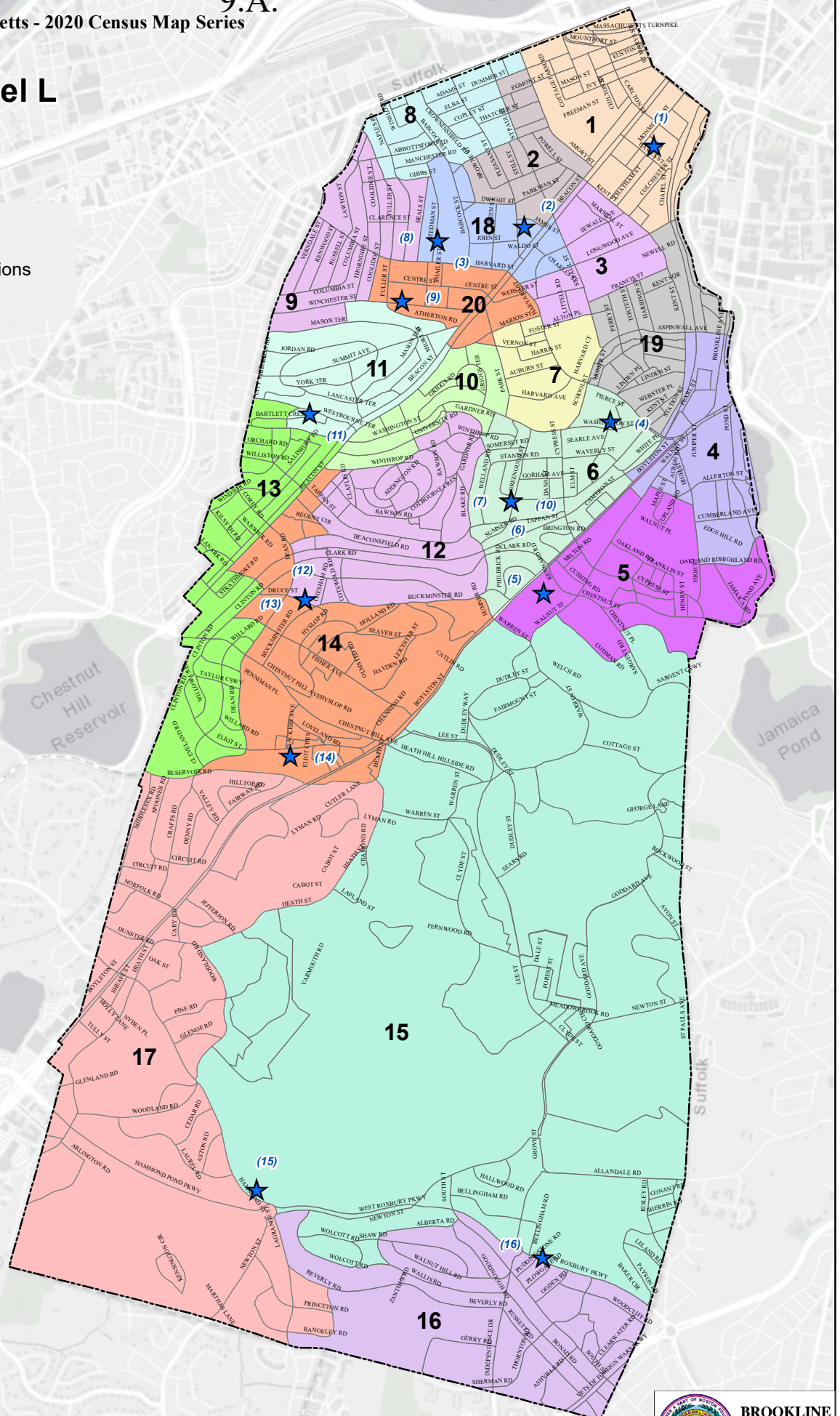
★ Current Polling Locations



20 Precinct Model L

Legend

★ Current Polling Locations



0 0.25 0.5 1 1.5 2 Kilometers

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